

1 ST. AUGUSTINE - ST. JOHNS COUNTY AIRPORT AUTHORITY

2 Regular Meeting

3 held at 4796 U.S. 1 North

4 St. Augustine, Florida

5 on Monday, October 20, 2008

6 from 4:00 p.m. to 6:48 p.m.

7 * * * * *

8 BOARD MEMBERS PRESENT:

- 9 WAYNE GEORGE
- JOHN "JACK" GORMAN, Secretary-Treasurer
- 10 SUZANNE GREEN, Chairman
- KELLY BARRERA

11 BOARD MEMBERS ABSENT:

12 RANDY BRUNSON

13 * * * * *

14 ALSO PRESENT:

15 DOUGLAS N. BURNETT, Esquire, Rogers, Towers, Bailey,
16 Jones & Gay, P.A., 170 Malaga Street, St. Augustine,
FL, 32084, Attorney for Airport Authority.

17 EDWARD WUELLNER, A.A.E., Executive Director.

18 BRYAN COOPER, Assistant Airport Director.

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JANET M. BEASON, RPR, RMR, CRR, FPR

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St. Augustine Court Reporters

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1 P R O C E E D I N G S

2 CHAIRMAN GREEN: Call to order the
3 St. Augustine Airport Authority meeting for
4 October 20th. If we could stand and have the
5 pledge to the flag, please.

6 (Pledge of Allegiance.)

7 CHAIRMAN GREEN: Okay. I want to thank
8 everyone for being here. We have a lot on the
9 agenda today.

10 A P P R O V A L O F M I N U T E S

11 CHAIRMAN GREEN: First of all, I'm going to
12 ask for approval of the minutes. Has everyone
13 obtained their copy and read through it? Are
14 there any exceptions or objections to the minutes
15 as presented?

16 (No exceptions or objections.)

17 CHAIRMAN GREEN: Hearing none from the board,
18 we'll approve the minutes as presented.

19 F I N A N C I A L R E P O R T A C C E P T A N C E

20 CHAIRMAN GREEN: Financial report for August

21 and September.

22 MR. GORMAN: Well, after a cursory

23 examination, they look to be in order and I would

24 certainly approve them.

25 CHAIRMAN GREEN: Any other comments on the

1 financial reports? Exceptions, objections?

2 (No exceptions or objections.)

3 CHAIRMAN GREEN: And hearing none, the
4 financial reports will be accepted.

5 AGENDA APPROVAL

6 CHAIRMAN GREEN: And last, as a -- for
7 approval is the meeting agenda as presented. Like
8 I said, we have a lot on our plate today. Any
9 corrections or exceptions to the agenda?

10 (No corrections or exceptions.)

11 CHAIRMAN GREEN: All right. Hearing none,
12 the agenda's going to stand as presented.

13 Just a couple of business matters. One, I
14 want to thank -- I see all of the four candidates
15 here that are running for the board. You all have
16 been here before, so now you know what you're
17 getting into. But good luck with everybody coming
18 up on the election. It's very nice. Joe, Jim,
19 Herb, and Carl. Very good. Thank you.

20 And, Diane, did you want to address the

21 board? Thank you so much.

22 MS. POWERS: Yes.

23 CHAIRMAN GREEN: This is Diane Powers. Her

24 husband, Gene Powers, had passed recently. He was

25 a very good member of our community and attended a

1 lot of our board meetings.

2 MS. POWERS: I wanted to take a moment to
3 speak with you-all completely aside from the
4 business of the day. Eighty-one days ago, our
5 family got the news that no pilot's family wants
6 to receive.

7 At that time, we were literally crushed under
8 the weight of this. And it was at that time that
9 the aviation community and the St. Johns County
10 Airport community came forward and gave us
11 strength and shoulders to help lift this
12 unbearable burden with what I hope was some amount
13 of dignity and in a way that would have made Gene
14 proud. And I wanted to take this time to say I
15 now know why he wanted to be here everyday.

16 This is more than people realize. And this
17 has helped not just me, but his children, his
18 family, his friends, and everybody associated with
19 him move forward from this tragedy in a way that I

20 think brings us all closer together.

21 So, I just wanted to take this moment to

22 simply and inadequately say thank you all, the

23 Authority, SAAPA, the businesses, the pilots, just

24 private individuals that came forward. Thank you.

25 Thank you, very much.

1 CHAIRMAN GREEN: Thanks, Diane. I know we
2 will sorely miss him and he was a great addition.
3 And that was a lovely ceremony, too, with the
4 flyover and everything. It was absolutely
5 wonderful.

6 MS. POWERS: It was all because of you.

7 CHAIRMAN GREEN: Thank you. Buzz, you had a
8 comment real quickly?

9 MR. GEORGE: Yes. We were all devastated,
10 what happened to Gene, and it has a big impact on
11 our airport and our friendships and so forth.

12 CHAIRMAN GREEN: Buzz, and nothing against,
13 but we're being filmed by Nease High School, so I
14 really need your big booming voice.

15 MR. GEORGE: Okay. I just want to make a
16 comment that, in addition to Gene Powers, the
17 airport has lost another friend and big supporter
18 of the airport, and that's Gus Craig.

19 I don't know how many of you know or knew Gus

20 and his involvement in the airport, but he took
21 over the airport at one time, being one of the
22 airport board members and they were in desperate
23 need of a -- of a director, and he came in and
24 took that job over for several years.

25 And he has always been a supporter here, not

1 only in his role in Tallahassee where I think he
2 was there 15 years, you know, as a representative
3 of this county, but he's going to be -- definitely
4 will be missed just like Gene is going to be
5 missed. Thank you.

6 CHAIRMAN GREEN: Thanks, Buzz.

7 COMMITTEE REPORTS

8 CHAIRMAN GREEN: Okay. Committee reports.
9 MPO?

10 MR. GORMAN: Well, the Metropolitan Planning
11 Organization has been renamed and aptly renamed to
12 the Transportation Planning Organization, because
13 actually that is what they do.

14 And I've been in touch with Denise
15 Bunneworth -- Bunnewith, who is the director of
16 that organization, at length all last week and the
17 week before and has been a lot more effective
18 actually than the meetings themselves, which kind
19 of run on. And we will use some of that

20 information later when we discuss the disposition
21 of the lands west and other things that have to do
22 with planning.

23 So, it -- the -- that organization's value to
24 St. Johns County and to this board is really --
25 it's important only because, well, for instance,

1 the two things we need to discuss is -- is layouts
2 and the usage of land versus where major highways
3 are going to go and their interest in intermodal
4 facilities. And things like that directly affect
5 the airport. So that's why to be on that. So
6 we'll get into that discussion later.

7 CHAIRMAN GREEN: When's their next one?

8 MR. GORMAN: You know, I don't know off the
9 top of my head.

10 CHAIRMAN GREEN: EDC? I could not attend
11 that. I was in court that morning. I know, Doug,
12 did -- that was a health issue. They had
13 physicians at the last EDC meeting.

14 MR. BURNETT: Yes.

15 CHAIRMAN GREEN: It didn't address the
16 airport per se, but --

17 MR. BURNETT: No, not really. And mostly,
18 the guest speaker was Dr. Machado, who is the --
19 the head physician at Flagler Hospital for lack of

20 a better term. I'm not sure his exact -- chief

21 operating officer.

22 MR. WUELLNER: Is he?

23 CHAIRMAN GREEN: Yeah.

24 MR. BURNETT: And it was interesting. The

25 tie-in was that physicians are becoming more and

1 more -- they're -- physicians that are separate
2 from the hospital obviously are small business
3 owners, but they're increasingly going that model
4 even when they're somehow or another tied to the
5 hospital. It was very informative. They've got a
6 lot of insurance-related issues that are
7 hot-button items these days, obviously.

8 CHAIRMAN GREEN: Or no more insurance.

9 MR. BURNETT: Uh-huh.

10 CHAIRMAN GREEN: Okay. Thanks.

11 Intergovernmental?

12 MR. GORMAN: Of course the last
13 intergovernmental meeting, I went on and on as to
14 what happened and as soon as we convene another
15 one, I'll have another report.

16 CHAIRMAN GREEN: Okay. Thanks. And
17 aerospace?

18 MS. BARRERA: The Aerospace Academy had an
19 open house on October 2nd at St. Augustine High

20 School. It was very well done and very

21 well-received.

22 They had several dignitaries there from

23 different aspects of the county and the regional

24 area, including Mike Weinstein and several state

25 representatives who were there.

1 It was very well attended. They had the FCCJ
2 air traffic control facilities up. They're very
3 impressive and people were very impressed with
4 what we were doing. They're very impressed with
5 what was going on with Grumman and the partnership
6 there.

7 And we had two people from other school
8 boards want to talk to the academy representatives
9 in order to find out how they could duplicate a
10 partnership like the one that is right now in
11 place with the Aerospace Academy and the airport
12 and the business community. So it's very good.

13 CHAIRMAN GREEN: Excellent.

14 REPORTS

15 CHAIRMAN GREEN: Ron, did you have anything
16 with the commission? Hi.

17 COMMISSIONER SANCHEZ: I'm sorry I'm late
18 today.

19 CHAIRMAN GREEN: No, you're right on time.

20 COMMISSIONER SANCHEZ: I had a few -- few
21 things going on. So, I did get here in time to
22 talk to you.

23 I don't really have anything. I mean,
24 business at the county will go on as usual
25 despite, you know, the activity that's happened.

1 And, you know, I don't see any interruptions of
2 business or anything else. So it will continue
3 right on.

4 And we -- Commissioner Stevenson, as vice
5 chair, will sit in as acting chair, and then come
6 November 18th, we will have a reorganizational
7 meeting anyway where we will have two new
8 commissioners and two old ones, old not
9 representing age, of course like myself. But it
10 will be interesting.

11 There'll be some educational times, I'm sure,
12 to go through, like with the new commissioners.
13 And when you have the two of them being new, you
14 know, they'll -- they've have to learn pretty
15 quick, and I have no doubt that they'll be able to
16 handle that. So, anyway, if anyone's got any
17 questions, I'll be glad to try to answer them --

18 MR. BURNETT: When's -- Madam Chair?

19 CHAIRMAN GREEN: I was just -- the

20 reorganizational meeting, does that mean they

21 choose a new liaison?

22 COMMISSIONER SANCHEZ: The -- no. The new

23 chairperson would designate the -- the committees

24 that the commissioners would represent.

25 CHAIRMAN GREEN: Okay. Because you've done

1 such a good job and been here, I was just
2 wondering.

3 COMMISSIONER SANCHEZ: Well, thanks. I've
4 enjoyed it. If I have anything to say about it,
5 I'd like to stick with it.

6 You know, I -- changing every year doesn't
7 make a lot of sense to me, because it takes a
8 while to learn the board and it takes a while to
9 understand the board, as we all know. We've been
10 through some of that. And I think by the time you
11 get where you -- you really understand things and
12 you really could be useful, they put you on other
13 boards. So that doesn't make a bit of sense to me
14 at all, but we'll have to see what happens.

15 We do have the right to request that, and we
16 also have the right to ask a board decision if
17 we're put on something we don't like to -- to go
18 on or we would rather not go on or we don't feel
19 like we have the knowledge to be on or -- and I

20 think I've learned enough about -- about this to
21 be a little knowledgeable, anyway. Any other
22 questions? I will be glad to answer them.

23 CHAIRMAN GREEN: Doug had some.

24 MR. BURNETT: Y'all have got an open house
25 coming up. When is that?

1 COMMISSIONER SANCHEZ: October 28th. We have
2 a -- a regular meeting on the 28th. Before that,
3 we're going to have an open house to the public to
4 come and look at the new administration building,
5 the new auditorium.

6 And contrary to the word you'll probably hear
7 in different letters and stuff, but it -- it's not
8 a Taj Mahal. It's a really nice-built building
9 that was built very cheap. And being a contractor
10 myself, I don't know how the guy did it for that.
11 But we've got a really nice building and we're set
12 to do business and we're set for expansion into
13 quite a few years without having to worry about
14 space. So, that makes it pretty nice.

15 The -- the new auditorium is very nice. It
16 will be screen display voting now instead of roll
17 call voting. We have the buttons, "Yes" "No." I
18 asked them to add "Maybe," or "Whatever the other
19 guys think," but they -- they didn't like to go

20 along with that.

21 And it -- it's interesting. But there is a

22 button there that's got "ABS" on it. And that's

23 to abstain from voting. Of course it's illegal to

24 do that in the State of Florida. So I told Jerry

25 Cameron, I said, "Well, to me, that's going to be

1 my absolutely button, yes, no or absolutely," you

2 know. So anyway, I don't know.

3 The charter thing's coming up for a vote

4 again. There's been a lot of disagreement and

5 argument about some of that. However, you know, I

6 can't allow a handful of people to -- to mislead

7 the public, any part of the public, is the reason

8 I decided to put it back on.

9 It was not -- as I think was stated in the

10 editorial, and I know Peter doesn't like the

11 editorial, but it was stated that we did it so we

12 could get it to pass. We've -- we've talked about

13 this so much at our meetings and there's

14 absolutely no truth to that whatsoever. We did it

15 because our voters got lied to drastically. And

16 if nothing else, I want to show the people that

17 did that that we're not going to stand for it.

18 We can't do anything about the election laws

19 with commissioners and different elected officers.

20 You know, people seem to be able to lie all they
21 want to about that and we can't do a thing about
22 it. But this one, we could do something about and
23 that's -- that's the message I wanted to send. So
24 that's the reason I supported it.
25 Amphitheatre is doing absolutely fantastic.

1 CHAIRMAN GREEN: Yeah.

2 COMMISSIONER SANCHEZ: If any of you are old
3 enough to remember Steve Miller Band, they're
4 going to be there. I think it's already a
5 sellout, but that's going to be an exciting show.

6 CHAIRMAN GREEN: I'm old enough to remember
7 Boston and they got hurricaned out. Are they
8 coming back?

9 COMMISSIONER SANCHEZ: I don't know. I'm
10 pretty sure they will at one time or another.
11 It's hard to believe some of these acts coming in
12 and to look at some of the name acts and to look
13 at my association with the entertainment business
14 for so many years.

15 And when I was in entertainment agency
16 booking lounges in the State of Florida, I
17 actually took a buyer to see Backstreet Boys, who
18 were out of Orlando at the time, and we turned
19 them down because they were not heavy enough in

20 the top 40. They had a beautiful band and

21 excellent, but look at where are they now.

22 Anyway, that's about it, you know.

23 CHAIRMAN GREEN: Okay. Thank you.

24 COMMISSIONER SANCHEZ: Any questions? I

25 would be glad to answer them.

1 (No questions.)

2 COMMISSIONER SANCHEZ: Thank you.

3 CHAIRMAN GREEN: Thanks, Ron. Okay.

4 Reports, I guess we had Ron. SAAPA. Reba?

5 MS. LUDLOW: Not much to report on SAAPA. We

6 had a wonderful dinner dance on Saturday night.

7 We had over a hundred people there. 20's band,

8 jazz -- World War II band was there. Just -- just

9 a fabulous job. Millie and the whole board just

10 did a fabulous job on it. Those who missed it

11 really missed a nice time. We're just gaining

12 members right and left and cannot wait on our new

13 public access building.

14 CHAIRMAN GREEN: Michael?

15 MR. SLINGLUFF: Nothing to report this month.

16 CHAIRMAN GREEN: Nothing? Northrop? Nobody

17 here?

18 (No one present.)

19 CHAIRMAN GREEN: Okay. And, Bjorn, I didn't

20 see. Nobody from there? Okay. Doug.

21 MR. BURNETT: Just very quickly, I'll keep it

22 short and sweet to this. You may recall there was

23 a dispute that arose related to a very small

24 dollar amount a while back and an issue at the

25 airport and I'll say this, that we've resolved it

1 amicably. And so, it's not really much of a
2 report other than the one dispute that we had that
3 came up, again, for a small dollar amount that's
4 been resolved.

5 CHAIRMAN GREEN: Okay. Project updates?

6 MR. WUELLNER: Actually, we've got the --

7 CHAIRMAN GREEN: Oh, Mark. I'm sorry, Mark.
8 The chart.

9 MR. WUELLNER: I didn't see Mark.

10 CHAIRMAN GREEN: I didn't, either. It's your
11 chart then, Ed.

12 MR. WUELLNER: Okay. As you can tell by
13 the -- looks orange on my screen, looks a little
14 greener on that screen, but we're about 840
15 takeoffs and landings over the same nine-month
16 period or eight-month period for the year.

17 So -- actually, you know what? I drew the
18 arrow in the wrong space. It should be over under
19 September. It is for the nine months. That is

20 correct numbers on it, but I think I drew the
21 arrow in the wrong location. So we're about 840
22 takeoffs and landings over what -- the same
23 nine-month period last year. So, still staying
24 ahead of what we were, anyway.

25 MR. GEORGE: Did -- excuse me. Did that 840

1 occur in one or two months? Because I know this
2 is a cumulative chart.

3 MR. WUELLNER: If -- it looked to be --

4 MR. GEORGE: I don't remember. It looks
5 like, you know, that we've had an overage, you
6 know, all the way back from February.

7 MR. WUELLNER: Honestly, I don't know without
8 looking it up on the --

9 MR. GEORGE: No problem.

10 MR. WUELLNER: Looked like it peaked, if my
11 memory's correct, it looks like in July and then
12 it -- August was weather month, as I recall, and
13 we were down and lost some of the edge. I think
14 we were a little over a thousand at July, and back
15 down to about 840. I think we gained a little
16 last month, too. Not much. It was about 40
17 operations or something.

18 MR. GEORGE: Okay.

19 MR. WUELLNER: But I -- we can get you more

20 details, if you want. I just don't have them in

21 front of me. Okay. Project updates.

22 PROJECT UPDATES

23 CHAIRMAN GREEN: All right.

24 MR. WUELLNER: South T-hangar area. Pleased

25 to report that all the T-hangars have been leased.

1 While the contractor is still running around doing
2 a handful of very small punch list items,
3 virtually all of the hangars are now occupied,
4 even though they are all leased.

5 It ended up with an uncontacted waiting list.

6 You recall we started out about 180 names, 185
7 names when it all started. We're down to about 90
8 names on the list that have not been contacted.

9 When you add those who wish to go to the end of
10 the list, you've got a total list now of about 110
11 names. So, very pleased with the outcome of it.

12 It looks real good back there. If you
13 haven't had a chance to go back and look at that
14 area, it's -- it's exceptional. We had people
15 over from -- they asked to come over and see this
16 project from Gainesville week before last and were
17 just kind of blown away would with how -- they're
18 really excited about maybe trying to find a way to
19 do some of this at their place, too, where you

20 work the hangars in and, you know, keep old growth

21 and, you know, don't take that -- that clear-cut

22 mentality.

23 So, it -- it's obviously gained -- people are

24 starting to accept the concept. So, that's --

25 it's nice to have been on the cutting edge of that

1 for a change.

2 CHAIRMAN GREEN: Buzz?

3 MR. GEORGE: If we've gone from 180 to 90 and
4 we had roughly 45 new hangars, then it looks
5 like -- it just sounds like that it's a 50 percent
6 fallout on the list?

7 MR. WUELLNER: Approximately.

8 MR. GEORGE: Okay. All right.

9 MR. WUELLNER: That's a net. You know,
10 obviously --

11 MR. GEORGE: I understand.

12 MR. WUELLNER: -- some of those -- some of
13 those who were on the list are in -- actually in
14 port-a-ports now, not in -- you know, as a
15 result -- the vacancies occurred all over as a
16 result.

17 MR. GEORGE: Right.

18 MR. GORMAN: I've got one. I -- my last --
19 now, this may not be fresh information. My last

20 information is all our hangars, we have just five
21 that are not rented and that's because the
22 airplanes are just physically too big to fit in
23 the old port-a-ports?

24 MR. WUELLNER: Actually, I think -- three.

25 MR. GORMAN: Is it down to three?

1 MR. WUELLNER: I think there's three that

2 remain on the --

3 MR. GORMAN: Right. I'm just saying this --

4 MR. WUELLNER: Waiting an appropriate size

5 hangar.

6 MR. GORMAN: I'm just saying this to seed a

7 discussion with the port-a-ports and their

8 disposition, you know, because most airplanes are

9 too big to actually physically fit in one.

10 MR. WUELLNER: We still have some bigger

11 hangars, but unfortunately between the rental rate

12 and it's way overkill for these particular

13 hangars --

14 MR. GORMAN: Right.

15 MR. WUELLNER: -- or these particular

16 aircraft request.

17 They're looking for something that's maybe a

18 45-foot door and an extra foot tall, one or the

19 other. And when you put that into a 50 x 50 kind

20 of unit, suddenly it's quite expensive compared to
21 a T-hangar. So, they're waiting -- we do have
22 some units that will work; they just weren't
23 available. Typically falls to light twin.

24 MR. GORMAN: These are the ones we're going
25 to have the pricing discussion on?

1 MR. WUELLNER: Actually, we'll mention it and
2 we'll see whether you want to talk about the rate
3 structure or not on those.

4 MR. GORMAN: All right.

5 CHAIRMAN GREEN: Okay.

6 MR. WUELLNER: Box hangars, these are the
7 50 x 50s and 50 x 60s. At this point, we have two
8 of the new 50 x 50s still available and one of the
9 50 x 60s. And we have gone through the waiting
10 list. We had 33 names looking for that space.

11 Primary reason for not taking space was the
12 price. I mean, we have comparable product on the
13 airport that wasn't -- isn't at that rate. It's
14 in the \$900 range, I believe. And as a result,
15 you're -- you're about 60 percent more than what
16 they were paying or could pay at a different unit
17 if they want to wait for it.

18 So this is where we probably need to talk
19 about the pricing itself and whether you want to

20 look at some adjustment. We can try to throw out
21 a few ideas for you. It's not necessarily a bad
22 thing to have a few units available for people
23 who, you know, just show up, also. That -- it's
24 really up to you at this point. But certainly
25 from a -- from a money standpoint, we're better

1 off having them occupied.

2 CHAIRMAN GREEN: Jack?

3 MR. GORMAN: And one more question on these.

4 These that are not occupied right now, we had some

5 short discussion as to the conversion of regular

6 hangars into commercial hangars with the addition

7 of a fire wall. And is that --

8 MR. WUELLNER: T-hangars, yes.

9 MR. GORMAN: T -- well, can these hangars

10 being converted? Let's just keep it simple.

11 MR. WUELLNER: Yes.

12 MR. GORMAN: Can these hangars be converted

13 to commercial, and is it -- is it price -- is it

14 cost prohibitive?

15 MR. WUELLNER: They could be converted to

16 corporate storage and we could add -- in order to

17 really complete that, you would need to add a

18 little bit of office space with it. They probably

19 would not pass muster with the county in upgrading

20 to a full commercial standard. Primarily because

21 the commercial runs the gamut in types of uses.

22 MR. GORMAN: I'm just talking about

23 maintenance. In other words, hangars that can be

24 leased to do --

25 MR. WUELLNER: Maintenance would be

1 problematic primarily because you'd have to create
2 a -- at least a one- and maybe a two- or
3 three-hour fire wall between adjoining units in
4 order to comply with fire codes.

5 So you'd be looking at creating a -- I don't
6 even know that you can get there with Drywall or
7 it's a several inches thick of Drywall in order to
8 get that kind of a dry -- a fire wall protection
9 between adjoining units or non -- or different
10 types of use.

11 MR. GORMAN: Is there a -- a way that could
12 be priced out to see if it is possible?

13 MR. WUELLNER: Yeah.

14 MR. GORMAN: I mean, I'm just -- because
15 there is a -- I know there's a --

16 MR. WUELLNER: They can be priced.

17 MR. GORMAN: I mean, you can get -- if you
18 can do maintenance in a hangar, you certainly
19 command a higher price.

20 MR. WUELLNER: Yeah.

21 MR. GORMAN: That's -- that's my only

22 thought.

23 MR. WUELLNER: It could be made -- could be

24 made to work.

25 MR. GORMAN: And what it would cost to do so.

1 Just curious.

2 MR. WUELLNER: We've even looked at some
3 drop-in, I want to say, skid-mounted kind of
4 office units that can be placed in there. They
5 run \$12-, \$13,000 a unit to put in there. But
6 they're premade, slide-in there. You in a sense
7 plug them in and they're ready to go.

8 MR. GORMAN: And that would -- then that of
9 course --

10 MR. WUELLNER: That would not make it a
11 commercial hangar. That would make it a corporate
12 hangar at that point.

13 MR. GORMAN: Ah, okay.

14 MR. WUELLNER: But you'd need to do that as
15 well as add a significant amount of Drywall.
16 Significant fire wall-related work. It's not --
17 there are other methods of doing it than Drywall.

18 MR. GORMAN: I'm just curious if you -- if
19 you could, you know, supply the need --

20 MR. WUELLNER: We can do a little --

21 MR. GORMAN: -- of maintenance hangars by --

22 MR. WUELLNER: -- research this month and

23 find out what we'd be looking at to try and make

24 that conversion. If that's something you want to

25 explore in lieu of really looking at rent

1 structure, which is --

2 MR. GORMAN: Just my own curiosity is what it
3 would cost. Just curious.

4 CHAIRMAN GREEN: Kelly had a question, too.

5 MS. BARRERA: Have we done any advertising in
6 the local publications?

7 MR. WUELLNER: Local publications meaning?

8 MS. BARRERA: The local -- within the flying
9 community.

10 MR. WUELLNER: Not that I'm aware of, no, not
11 yet.

12 MS. BARRERA: I'm wondering if we could do
13 that before we make the decision on this --

14 MR. WUELLNER: Absolutely.

15 MS. BARRERA: -- because I'd like to kind of
16 see what else if -- if people are aware that we
17 have the space available.

18 CHAIRMAN GREEN: Some of the Craig people or
19 something that might want to --

20 MS. BARRERA: And some of the people in

21 Palatka. There's several --

22 CHAIRMAN GREEN: Yeah.

23 MS. BARRERA: There's several people who have

24 been interested.

25 MR. WUELLNER: We had several people who were

1 interested in using it, but frankly, they were
2 trying to place some sort of a jet in that type of
3 a hangar, and we -- we told them that that wasn't
4 the area that that activity -- one had an old
5 Warbird kind of fighter aircraft that we knew
6 would be a noise problem if we placed it down
7 there as well as our corporate -- any kind of
8 corporate jet's probably just not a good mix down
9 in that area.

10 We've -- we've developed that space and I
11 think everybody's in agreement that that area
12 needs to stay prop. Might get away with a King
13 Air back there, but I don't think you want to go a
14 true jet back in there.

15 CHAIRMAN GREEN: Buzz?

16 MR. GEORGE: I was going to say the same
17 thing Kelly did and that was kind of advertising
18 it, because our market -- excuse me, our
19 marketplace that we've been going after is the

20 people on the waiting list.

21 MR. WUELLNER: Uh-huh.

22 MR. BURNETT: And you would think that just

23 the fact that we've got construction going on over

24 here would make anybody that wants to consider

25 moving, put their name on the waiting list, but

1 that's not necessarily true. So I think it's a
2 good idea.

3 MR. WUELLNER: Well, it's -- we'll do the --
4 we'll do the research. We'll get some advertising
5 going into the cost side of it, too, and come back
6 and we'll see what we want to do in November.

7 CHAIRMAN GREEN: Okay.

8 MR. WUELLNER: Okay.

9 CHAIRMAN GREEN: All right.

10 MR. WUELLNER: Okay. U.S. Customs facility,
11 construction is well underway. Those of you that
12 haven't been down the street there, it's a -- the
13 slab work's complete. Block work's complete as of
14 yesterday -- or as of Saturday. Rough-in trades
15 have been in there, so you've got, you know,
16 baseline electrical going in. They expect to have
17 it -- the roof delivered, I believe it's Thursday
18 of this week. So it's -- the thing should be
19 under roof sometime next week.

20 We're still on track for an end-of-the-year
21 finish, and we've sat down with Customs since the
22 last time this board's met and we're targeting
23 February 2nd as the actual open date. They figure
24 construction will be done the end of the year.
25 Gives them a month to get in here and get their IT

1 stuff straightened out and get their people
2 trained. So it should be -- should be functional
3 as of about February 1st, which is the first month
4 in February. Yes, sir?

5 MR. GORMAN: It amazes me this thing gone --
6 went this fast. I mean, this thing's popped out
7 of the ground. I wish everything went this fast.

8 MR. WUELLNER: You and me both.

9 MR. GORMAN: I mean, it just pops out of the
10 ground and people move in and that's it.

11 MR. WUELLNER: In fact, the picture down
12 there, if you can see it, that's as of a couple of
13 hours ago. So you can see the structure's
14 already -- already in place for the most part and
15 they're doing the final prep to begin the rolling
16 to start putting lime rock in for the -- the
17 adjacent apron to it. So, it's -- it's slamming
18 along pretty quick here. Very pleased with the
19 progress. Very easy contractor to work with, too.

20 They've blown me away in a few areas. I think

21 that's --

22 CHAIRMAN GREEN: That's why I'd like to make

23 a note. You know, I'm sure we have a file

24 somewhere of whom we've worked with, but I'd like

25 to make a note of that one --

1 MR. WUELLNER: Yeah.

2 CHAIRMAN GREEN: -- for future reference.

3 MR. WUELLNER: And we had never heard of them
4 before this job, so they've made quite an
5 impression down here already.

6 And public park, I -- they're -- they're out
7 there finishing the survey. I understand they
8 were back here today again with a survey. So they
9 are -- they were down there when I -- in fact, I
10 saw the crew standing on the edge of the taxiway
11 down there when I came in.

12 They're -- Bryan, in concert with Passero,
13 are developing a single-sheet drawing with real
14 park details on it so that we can get in there and
15 get the items built or little bridges bought or
16 whatever we're going to do back in there and come
17 up with that methodology.

18 And I would hope that we'll be just a couple
19 of more weeks on that drawing. With the survey

20 drawing completed, it will be -- we'll be in good

21 shape moving into the next couple of months

22 getting it -- getting the park actually finished,

23 getting it built, get in construction.

24 MR. GORMAN: That's my question. At the next

25 meeting, we can look at a graphic and --

1 MR. WUELLNER: Yeah, absolutely.

2 MR. GORMAN: That's fine.

3 MR. WUELLNER: I don't think there'll be any
4 problem with that. And brings up -- we understand
5 the public relations or whatever the -- the
6 airport citizens group met last week. I didn't
7 find out about it until afterwards --

8 MR. GEORGE: Yeah.

9 MR. WUELLNER: -- but I think Buzz was at
10 that.

11 MR. GEORGE: Yeah, I was there and it was
12 kind of a small turnout, but it was overwhelmingly
13 positive about the previous meetings that we had
14 had with, you know, the group, where we took them
15 around the airport and gave them a tour of the
16 facilities and met Mark in the tower, and they had
17 a better appreciation for it.

18 We do have one area that we need to real
19 follow-up, because we had specified things were

20 going to happen as far as keeping people informed
21 and entering information in the database. Well,
22 we -- we had a situation that I haven't had a
23 chance to talk to -- to Bryan yet, but we need to
24 make sure that it did get in the database and get
25 a more -- a smoother operating way of getting in,

1 getting information in.

2 Now, there is a way on the web site, a link
3 that if someone sees an airplane or an operation
4 that they're concerned about, they can go in and
5 log a complaint there. And if -- if that's the
6 primary method that Bryan wants to do, we need to
7 disseminate that information and also have a
8 backup plan for people that don't have a computer,
9 how they can get in.

10 And then the other piece of it is develop a
11 formal reporting procedure back, be it at this
12 meeting with a copy to them, we had so many
13 complaints. So many, you know, were resolved in
14 the following manner or not. But at least it's
15 the next step, you know, to -- to make sure that
16 we do what we said we're going to do. But overall
17 it was a very positive meeting.

18 CHAIRMAN GREEN: Excellent. And did you
19 discuss ways to get that out so people will know?

20 I mean, it's on the web site, I know, but to get

21 that information out, that -- go to the web site.

22 MR. GEORGE: Yes. That's what I have to do

23 the follow-up on and then I'll publish something

24 to have Bryan do it and we'll both get it back on

25 track. The next meeting is -- I think it's the

1 third Thursday of next month.

2 MR. WUELLNER: Okay.

3 CHAIRMAN GREEN: Okay.

4 MR. WUELLNER: Marketing and public relations

5 committee did not meet this month, so there's no

6 report there. Airport leasing activities, I have

7 a couple of leases to go over with you and they

8 follow immediately after this slide, so...

9 CHAIRMAN GREEN: Okay.

10 MR. WUELLNER: With that, if you're ready to

11 go to the first agenda item.

12 CHAIRMAN GREEN: Sure. Agenda item.

13 MATRIX EMPLOYEE LEASING - LEASE HANGAR 4

14 MR. WUELLNER: First agenda item is for

15 Matrix -- Matrix Employee Leasing is the company

16 name. This is the hangar that Spring Bay

17 Aviation, which you approved a lease agreement

18 with last month, declined to lease it at the -- at

19 the last minute. So this is the old PGA hangar,

20 which was corporate hangar number 4. So it's over

21 on the east side next to Grumman's leasehold.

22 You may know it as the old SK hangar, the

23 original SK hangar, if that helps you orient

24 yourself. But it's an 8,200 square foot hangar.

25 It's -- the use proposed for it by Matrix Employee

1 Leasing is that of corporate storage and perhaps
2 at the future to develop a Part 135 charter
3 operation out of it.

4 Rate is set at \$6 a square foot, which
5 equates to \$49,200 a year, which is exactly the
6 same terms that Spring Bay had. It's a five-year
7 lease with three five-year options in it.

8 Provides for annual CPI adjustment and uses our
9 standard form lease and would be effective
10 November 1st, 2008 if you approve it.

11 And Staff recommends concurrence with desire
12 to lease corporate hangar number 4 to Matrix
13 Employee Leasing.

14 CHAIRMAN GREEN: Okay. Reba, I have you for
15 a public comment.

16 MS. LUDLOW: Yes. Thank you. Maybe I didn't
17 do my homework. I'm not sure. I know what Spring
18 Bay was. But on Employee Leasing, what are they
19 going to store there? Are they corporate storage?

20 MR. WUELLNER: They have a corporate jet.

21 MS. LUDLOW: Oh, a jet. Okay. So that's not

22 going to be -- are they going to have office

23 personnel?

24 MR. WUELLNER: I don't know if they're

25 permanently basing anybody here or not.

1 MS. LUDLOW: Okay.

2 MR. WUELLNER: But their flight department
3 will work out of here.

4 MS. LUDLOW: And what kind of jet is it?

5 MR. WUELLNER: It's a Citation of some sort.
6 I don't recall.

7 MS. LUDLOW: Okay. Thanks.

8 MR. GEORGE: If this is the same Matrix that
9 operates out of Houston --

10 MR. WUELLNER: Yeah, they're nationwide.

11 MR. GEORGE: -- and Atlanta. Okay. When you
12 say employee leasing, they are really a personnel
13 placement agency that got into the leasing of
14 people at various locations.

15 They were very heavy into computers. We ran
16 across them all the time when we were in Atlanta.
17 You know, they're three or four ex-IBMers that
18 started and built it up and sold it out I think to
19 a company in --

20 MS. LUDLOW: New Orleans.

21 CHAIRMAN GREEN: It's huge. Okay. I don't

22 have any other public comment. Board comment?

23 Yes, Buzz.

24 MR. GEORGE: I'd like to know where Matrix

25 stood on the waiting list for corporate hangars.

1 MR. WUELLNER: Actually, they were about
2 fifth, by the time we got to them.

3 MR. GEORGE: Okay. So we -- we had four of
4 them that went back to the bottom of the list or
5 four --

6 MR. WUELLNER: Actually, we had several, I
7 think four out of the five were -- one we had
8 contacted, that was Spring Bay originally. The
9 other four were looking for above 16- or 18,000
10 square feet.

11 MR. GEORGE: Okay.

12 MR. WUELLNER: They didn't fit the -- fit the
13 profile --

14 MR. GEORGE: All right.

15 MR. WUELLNER: -- or wanted to do heavy
16 aircraft maintenance in it, which is not going
17 to -- not going to work in that location.

18 MR. GEORGE: Yeah. Some of the other
19 hangars, you know, of the 8,000 square foot

20 facility that we rented two or three years ago at
21 \$6 a foot, I would assume that because of annual
22 increases, they're up to presently more than \$6 a
23 foot.

24 MR. WUELLNER: Yes.

25 MR. GEORGE: How much are they compared to

1 what we're giving these guys --

2 MR. WUELLNER: You have --

3 MR. GEORGE: -- at \$6?

4 MR. WUELLNER: They've only been in there a

5 year. There's one CPI adjustment that's either

6 just about to be made or was just made. I'm

7 sorry, I don't know what the -- it was about a 5

8 percent adjustment, would have been for the year,

9 going up, based on CPI.

10 MR. GEORGE: Then I guess the question is,

11 when we have a CPI adjustment to an existing

12 hangar and then a similar or that hangar becomes

13 available four years from now, is it Staff's

14 internal policy that whatever that CPI adjustments

15 are, that's what the asking rate is, or are we

16 back to asking starting all over at \$6?

17 MR. WUELLNER: Well, you -- this particular

18 hangar started out being leased at about \$3 a

19 square foot. That's where the ROI numbers were

20 calculated about -- ten years ago?

21 MR. GEORGE: Okay.

22 MR. WUELLNER: Slightly more than that, it

23 seemed. Every time the hangar's turned over, this

24 is the third time the hangar's turned over, we

25 adjust the beginning market rate back to the

1 then-current rental value.

2 MR. GEORGE: Okay. Fine.

3 MR. WUELLNER: So we -- we've made huge --

4 MR. GEORGE: I was just trying to avoid

5 someone that already had one that says, hey,

6 you're giving it to them --

7 CHAIRMAN GREEN: Right.

8 MR. GEORGE: -- at \$6, but you're charging me

9 \$6.75.

10 MR. WUELLNER: Yeah, it's -- it's nowhere out

11 of that kind of whack.

12 MR. GEORGE: Okay.

13 MR. WUELLNER: But it actually has a higher

14 per -- this hangar has a higher percentage of

15 finished office space when compared to 8, 9, 10

16 right next to it.

17 MR. GEORGE: Okay. All right.

18 CHAIRMAN GREEN: Any other board comment?

19 Entertain a motion.

20 MR. GEORGE: I make a motion we accept

21 Staff's recommendation.

22 MR. GORMAN: I second it.

23 CHAIRMAN GREEN: There's a motion and a

24 second. Any further board discussion?

25 (No further discussion.)

1 CHAIRMAN GREEN: Hearing none, all in favor
2 of the motion to accept Staff's recommendation,
3 all in favor?

4 MS. BARRERA: Aye.

5 MR. GORMAN: Aye.

6 MR. GEORGE: Absolutely.

7 CHAIRMAN GREEN: That's that ABS.

8 MR. GEORGE: ABS. That's the --

9 CHAIRMAN GREEN: Aye. All opposed?

10 (No opposition.)

11 CHAIRMAN GREEN: Hearing none opposed, we
12 accept Staff's recommendation.

13 MR. WUELLNER: Thank you.

14 WIND DANCER - LEASE OLD TOP GUN HANGAR

15 MR. WUELLNER: Next is for Wind Dancer
16 Aviation. This -- this one's a little more
17 complicated.

18 You may or may not be aware of that North
19 American Top-Gun vacated their facility since the

20 last Authority meeting, which was a 9,000 square
21 foot, three-bay unit located in H row, hangar H
22 row. It includes a small amount of office space.
23 I think there's 6- or 700 square foot of office
24 space affiliated with it, too, where they ran
25 their business. We moved through the commercial

1 hangar waiting list and had contacted Wind Dancer
2 about that facility. It's about three times the
3 amount of space that they currently occupy.

4 As a -- as of Friday, they had indicated they
5 were going to decline because we didn't -- staff
6 doesn't -- didn't have the latitude to adjust the
7 rental rate downward. They were making a request
8 to do that. You now have a copy of a letter sent
9 today making that request.

10 As of Friday, we went ahead and talked to
11 someone else who was interested in leasing it,
12 just -- just so you know that, I think having been
13 told they weren't going to do it. And I'm just
14 throwing that out, that they -- the second tenant
15 is -- is or was willing to lease it at the going
16 rate of \$6 a square foot. So, you have -- you
17 have another tenant.

18 But not that with -- withstanding, you have
19 the -- the letter requesting that that rental rate

20 be rolled back or temporarily rolled back to what
21 we were charging North American Top-Gun, at least
22 for the year, and then move it up to the market
23 value after that period of time.

24 To refresh your memories, North American
25 Top-Gun, at the termination of the lease, because

1 of the -- again, because of the age of the lease,
2 was paying \$4.11 a square foot, which is about --
3 round numbers, about \$3,100 a month. Market is
4 about at \$6 a square foot, which is about \$4,500 a
5 month. So you're talking about a \$1,500-a-month
6 difference in the space.

7 They really -- your -- as the policy-making
8 board, it's within your abilities to charge
9 whatever you'd like for this. I just as staff
10 can't adjust that rental rate down below market.
11 So, it's there for you to decide whether you want
12 to make that, counter with something, do -- you
13 know, or move on to the next guy, whatever your --
14 whatever your pleasure is.

15 I think we have representatives from both
16 companies that were interested in attendance. So,
17 maybe they -- maybe they would like to speak to
18 it, if you wish them to comment on something.

19 CHAIRMAN GREEN: Okay. I have public

20 discussion, then. Reba, you handed in?

21 MR. GEORGE: Can we just get Reba a chair up

22 here at the table?

23 MS. LUDLOW: Well, you know, it's hard to

24 separate business and emotion, you know, when we

25 come to something like Top-Gun or when we come to

1 Wind Dancer or something like that. I personally
2 would like to see Wind Dancer get the reduction.
3 That's my personal opinion.

4 CHAIRMAN GREEN: Joe?

5 MR. LOPINTO: With respect to -- and not
6 hearing the discussion and just hearing Ed's --
7 the Executive Director's comments, the questions I
8 would like to put out -- I'm not asking for an
9 answer now, but considerations as you discuss
10 this.

11 If you roll back the rate to a previous
12 tenant's rate, is that not either some form of
13 subsidy for a period of time, and more
14 importantly, does that set the precedent for
15 somebody that may want to come in at a market
16 rate, but may look for some other concessions in
17 that rate?

18 And -- and I just would like for you to
19 consider that as you go forward in this

20 discussion, because you're really getting into a

21 slippery slope here. Thank you.

22 CHAIRMAN GREEN: Okay. I have no other

23 public comment in front of me. Board comment.

24 Jack?

25 MR. GORMAN: The last speaker's right. It is

1 a slippery slope. Then again, you've got to
2 consider the fact that you have -- you're serving
3 the needs of the aviation public with an in-place
4 means to get all of these piston aircraft
5 serviced.

6 So, I mean, you're damned if you do and
7 damned if you don't. I like the word compromise.
8 I mean, can't we come to -- to some kind of a --
9 of a middle ground where you're not actually
10 compromising the -- that's my own thought. You're
11 not actually compromising the -- the ability of
12 a -- in other words, you're not subsidizing
13 somebody, but you are allowing small business to
14 grow.

15 I really would like to see this field have a
16 lot of small business on it. I think that makes a
17 field grow and makes it a very viable situation.
18 That's just my own thought, is meet in the middle
19 somewhere price-wise.

20 CHAIRMAN GREEN: Ed, is -- is the second
21 proposed tenant in the same vein as Wind Dancer?

22 MR. WUELLNER: Yes.

23 CHAIRMAN GREEN: Okay. Any other board
24 comment?

25 MR. GEORGE: How long are they asking for the

1 rollback in the rate?

2 MR. WUELLNER: Well, they're -- they're not
3 overly specific here, but they make -- make
4 reference in the letter to our revenue
5 expectations for the -- at that amount that is
6 currently in your budget and I believe the former
7 occupant's lease for multiple years.

8 I -- I'm assuming it's a one-year, maybe -- I
9 don't know. It's a one-year. Thank you.

10 One-year reduction, which is -- which is the
11 equivalent of about, if I'm doing the math right
12 here, it's about \$18,000.

13 Now, just so you know, I mean, normally we'd
14 look at -- we try to do something in what -- what
15 FAA calls their pioneer period. I'm using this
16 only as some guidance. FAA -- and if it's a
17 business you're trying to attract to the airport
18 but it's not a business that exists on the
19 airport -- and unfortunately they don't truly

20 qualify as a -- as a pioneer period kind of

21 business because there are other maintenance

22 facilities here.

23 But if you use the methodology here, FAA

24 allow -- would allow you to reduce the rent for

25 some fixed period of time. Sometimes up to

1 multiple years. The -- the -- the requirement,
2 though, is that you recover that difference
3 throughout the life of the lease.

4 So, while you can grant a short-term
5 reduction in the rent, you -- you in a sense
6 adjust the rate for the balance of the lease term
7 to recover what you didn't get in the first year.
8 They do allow you to do that under the pioneer
9 period. I don't see where you'd have anybody --
10 any big problem with that if you took that method.
11 But you could also just wait.

12 CHAIRMAN GREEN: Jack? I'm sorry, Buzz, you
13 were still talking.

14 MR. GEORGE: I'm not through yet. In
15 Top-Gun's lease, did we get the normal amount of
16 notification, or are there any can --

17 MR. WUELLNER: We got the 30 --

18 MR. GEORGE: -- are there any cancellation
19 clauses in the lease that brings in money that

20 could be applied to the rent?

21 MR. WUELLNER: No. There -- it's a case

22 where there's nothing there to get and they --

23 they only had a 30-day requirement to notify us.

24 MR. GEORGE: So they were operating on a

25 month-to-month basis.

1 MR. WUELLNER: No, there -- the lease has a
2 30-day notification that they can get out.

3 MR. GEORGE: Okay. So they met the
4 obligations --

5 MR. WUELLNER: They met the obligations.

6 MR. GEORGE: -- of the lease at that
7 particular time. Okay.

8 CHAIRMAN GREEN: They weren't in default or
9 anything.

10 MR. GEORGE: Okay. They had a nice airplane,
11 though.

12 MR. WUELLNER: Yeah.

13 CHAIRMAN GREEN: Jack, you had something.

14 MR. GORMAN: You get into -- and I don't even
15 want to bring it up. I'm in love with small
16 business and I think we need maintenance on the
17 field. I've already stated that. But you get
18 into these minimum qualifications and the fact
19 that how big do you allow a mom and pop to get

20 versus, you know, keeping the playing field fairly
21 level with an FBO. I mean, that really
22 complicates the issue, but that's where you go
23 very quickly.

24 And I -- I can see Mr. Wuellner nodding his
25 head, you know, not deeply, because it's an issue

1 of how do you solve it.

2 In other words, where -- if you've got the
3 cost an FBO has and they have to endure those
4 costs and they do maintenance, and then you're
5 trying to get it on this field, you're trying to
6 grow a mop-and -- pop operation, which is my first
7 love, let these operations grow, but then you get
8 into this bit of angst between a large FBO, how
9 many -- how many employees they have and how many
10 employees you allow, you know, for a certain
11 mom-and-pop operation. I just don't know how to
12 solve that.

13 MR. WUELLNER: Well, I don't -- I don't know
14 that we regulate that, but we do make a big -- a
15 distinction in our minimum operating standards as
16 to whether you're an FBO or whether you're a
17 maintenance facility.

18 And we certainly have an example on the other
19 side of the field of a maintenance facility that

20 is strictly a maintenance operation, not an FBO,
21 and has, I don't know, probably close to 30
22 employees. Actually, Joe could probably tell me a
23 better number, but it's in the 20, 30 range, I
24 would guess.
25 So you -- you can grow a maintenance business

1 as big as you want it here, in theory. It's can
2 it -- can it be accommodated within existing
3 facilities or are we looking at different -- you
4 know, they're making do at Southeast also in terms
5 of multiple buildings with filling the needs.

6 CHAIRMAN GREEN: I -- I missed one public
7 comment. Is that okay, Buzz?

8 MR. GEORGE: Okay.

9 CHAIRMAN GREEN: Jim?

10 MR. WERTER: Hi. Jim Werter, Ponte Vedra
11 Beach. A couple of questions and a couple of
12 points.

13 First of all, the second party that's
14 interested in the property, is this a startup
15 business or is it a transferring? Are some of the
16 other factors in considering who you give this to,
17 is it strictly by the lease or is there some other
18 background information such as what I just
19 mentioned?

20 For instance, if it's a startup operation and
21 that's a factor, you have Wind Dancer which went
22 through a period of rough time, and you know, most
23 of you know that I'm quite familiar with Wind
24 Dancer and Gene. But they have gotten back to a
25 level where they have a flow of business, and

1 they've always been hurting for space. So they're
2 not a startup business and they're a secure item.
3 So that would be a vote for bringing them over.

4 You know, I don't know if a year is too long
5 on the rollback or -- or not. I can't answer that
6 question right now. I would need to think it
7 through more. But there must be other substantive
8 factors, not the emotional factors, but
9 substantive factors like that. And I think you
10 need to look at the other factors in deciding to
11 choose who you were to sign this lease to.

12 Yeah, you may give them a six-month or a year
13 rollback to some moderate rate, but are they going
14 to be there five years from now?

15 CHAIRMAN GREEN: Thanks. I'll go back to
16 board comment. Buzz, I interrupted you.

17 MR. GEORGE: Yeah. Ed, this is -- Top-Gun
18 presently occupies three bays at 9,000 square
19 feet.

20 MR. WUELLNER: Cumulative, yes.

21 MR. GEORGE: Okay. So that's 3,000 square

22 feet apiece, which is the discussion we just had

23 about the demand for 3,000 square foot spaces.

24 So, I think breaking it up into three individual

25 ones, there's no demand that's there. And if you

1 take the \$6 a foot, divide it into three, it comes
2 up to \$15 a foot, which is what we were having
3 trouble renting the brand new, you know, space
4 that's there.

5 How much was Top -- was Wind Dancer paying
6 per square foot for the two bays that they have?

7 MR. WUELLNER: They only have a single bay
8 and --

9 MR. GEORGE: I'm sorry. How much are they
10 paying --

11 MR. WUELLNER: They're paying \$6 --

12 MR. GEORGE: -- for the single bay?

13 MR. WUELLNER: They're paying \$6 a square
14 foot.

15 MR. GEORGE: Okay. All right.

16 MR. WUELLNER: It's not that old of a lease.
17 It's about 18 months or something like that.

18 MR. GEORGE: Okay.

19 CHAIRMAN GREEN: And we have people to come

20 in there, the one they're vacating?

21 MR. WUELLNER: Yes.

22 CHAIRMAN GREEN: Okay. That's not an issue.

23 MR. WUELLNER: The adjacent tenant would like

24 the space --

25 CHAIRMAN GREEN: Okay.

1 MR. WUELLNER: -- in addition to theirs.

2 MR. GEORGE: Would that rule out the new
3 business?

4 MR. WUELLNER: It --

5 MR. GEORGE: You said you had another option.
6 That was --

7 MR. WUELLNER: Yeah. They were looking for
8 more square footage. We -- we're going to talk
9 about the south project here. The -- they're one
10 of the ones that would like a maintenance facility
11 later on, too. So you'll -- you are working
12 toward a need or a resolution of the need.

13 MR. GEORGE: Yeah.

14 CHAIRMAN GREEN: Uh-huh.

15 MR. WUELLNER: It will take us a year to get
16 there, obviously.

17 CHAIRMAN GREEN: Okay. Jack, just briefly,
18 board comment.

19 MR. GORMAN: Yeah. In other words, the need

20 is there. Is there -- is there a way to
21 accommodate both tenants? In other words, I
22 personally would see if there's already somebody
23 on the field, let's try to accommodate them, but
24 if there's somebody else that needs space, can we
25 accommodate them, too, and maybe give them a

1 carrot where they move into a different space?

2 You know --

3 MR. WUELLNER: Referring to the second
4 tenant?

5 MR. GORMAN: Obviously more maintenance on
6 the --

7 CHAIRMAN GREEN: Second tenant, right.

8 MR. GORMAN: Second tenant, yes. I -- I'm
9 saying, is the second tenant ap -- you know,
10 available to possibly be interested in something
11 else?

12 MR. WUELLNER: Well, again, you've got the
13 square footage issue.

14 CHAIRMAN GREEN: Uh-huh.

15 MR. WUELLNER: But --

16 MR. GORMAN: That's why I was talking about
17 converting things.

18 MR. WUELLNER: -- somebody putting in two is
19 just -- is make that available. There are two

20 units available on the -- the side that -- the I
21 row, which is where Wind Dancer is currently
22 located. There's a -- I think their current is
23 about 3,250, I think is the square footage there.
24 There's another unit on the end. There's a
25 unit between that's leased to somebody else who

1 has no intention of moving at this point. The end
2 unit's available. That's a 3,000 square foot unit
3 also.

4 So, you know, if they didn't mind trying to
5 work between -- between somebody for a period of
6 time, later in the year, that could be made to
7 work as one unit, as facilities came on line down
8 the street --

9 MR. GORMAN: That was my -- my --

10 MR. WUELLNER: -- should you --

11 MR. GORMAN: -- discussion --

12 MR. WUELLNER: -- move forward with that.

13 So, yes, I mean, you could make 6,000 available
14 with the idea that 6, maybe 7 is available next
15 year at the end -- at the end of the year next
16 year. If that's -- if that would be acceptable to
17 them.

18 I mean, you don't have to offer them. I'm
19 just saying, you know, I don't disagree that, but

20 it may have an impact on you'd be adding
21 another -- yet another maintenance operation. You
22 know, whether or not they're ultimately successful
23 or not, and what impact they have on other
24 maintenance facilities on the airport is yours --
25 you know, is your decision.

1 MR. GORMAN: That's why my discussion of
2 conversion and cost to convert and things like
3 that.

4 MR. WUELLNER: But if you don't want to do
5 that, the tenant next door to vacated Wind Dancer
6 building or unit would -- would lease that. But
7 they're not going to be in the maintenance
8 business. So, it's -- that would be more a
9 corporate storage use. It could certainly be made
10 to be a commercial use and let this other, the
11 second tenant, if you will, lease that space.

12 CHAIRMAN GREEN: I -- I tend to take heedance
13 (sic) with Joe Lopinto's comment about setting a
14 precedent and the slippery slope. I have concerns
15 over that. But we also are a community-serving
16 airport and Wind Dancer's been a tenant and Gene's
17 given a lot -- I mean, a lot to this community.
18 So I -- I'm more inclined to accommodate, maybe
19 not for the year, like Jim Werter said --

20 MR. WUELLNER: It's an unusual circumstance.

21 CHAIRMAN GREEN: It is. It's unusual, and I

22 think we as a board have to look out for our

23 community and the people that are on the airport.

24 So, I tend to want to give them some type of

25 a reduction for a period of time. Maybe not the

1 whole year, because they are an established
2 business and I think they're going to kick up and
3 do fine. But I'm more inclined to serve the
4 community a little bit with this and an existing
5 tenant.

6 MR. WUELLNER: You -- you could always pick a
7 period of time somewhat shorter and agree to
8 reevaluate it, you know, as you come out of that
9 period.

10 CHAIRMAN GREEN: Yeah. I'm more into maybe
11 the six-month mode. Kelly, I'm sorry.

12 MS. BARRERA: I -- I have a concern, and I
13 know that, you know, you have to separate the
14 heart and the mind on this. But to go from 3,000
15 square foot to 9,000 square foot is a very
16 aggressive jump, especially when you're -- you're
17 trying to regroup.

18 CHAIRMAN GREEN: I think they were pretty
19 much, I mean, stifled from what I understand.

20 Jack?

21 MR. GORMAN: Having -- I've been -- I've

22 actually been in the -- in the aviation

23 maintenance business. I worked with a family over

24 in Herlong Field doing that. And when you are

25 busy, you've got to have the space, because you've

1 got to have everybody covered.

2 And so, if you do get like you said stifled
3 to the point where -- then your business cannot go
4 grow, because you've got to -- once you've got an
5 airplane apart, it's got to be under cover.

6 MS. BARRERA: Well, I'm not interested in
7 restricting their ability to grow.

8 MR. GORMAN: No.

9 MS. BARRERA: But -- at the -- and I think
10 that we have to take care of our tenants on the
11 field first. But I definitely agree that -- with
12 Joe Lopinto that this is a very slippery slope.

13 I think a year is a long time and that we
14 need to be very cautious and thought -- thoughtful
15 as we go forward on -- on trying to work with an
16 existing business and existing tenants and fill
17 their needs and making sure that we are taking
18 care of our revenue needs for that space.

19 CHAIRMAN GREEN: Buzz?

20 MR. GEORGE: One of the options -- and maybe
21 you already discussed it and I missed it, but the
22 adjacent hanger, that's Dale Snodgrass, right?

23 MR. WUELLNER: Yes.

24 MR. GEORGE: Okay. What's the possibility of
25 Dale taking the unit on the other end of the

1 building and now Wind Dancer has the ability to
2 expand, not to 9,000 feet that they wanted, but
3 they have the ability to expand to 6,000 feet?
4 That way, we're satisfying them and we're
5 satisfying the new venture that's coming in that
6 wanted 9,000 feet.

7 MR. WUELLNER: Well, I -- it's -- it's a
8 possibility. I think the issue Dale has is, the
9 type of aircraft he has in there, is -- he's got
10 the fighter stuff --

11 MR. GEORGE: Right.

12 MR. WUELLNER: -- you know, in there, and I
13 think he's had concerns of bringing -- having to
14 bring that through that -- that area because
15 that's closer to the street, is bringing that
16 through the area.

17 MR. GEORGE: Okay.

18 MR. WUELLNER: We have not spoken directly
19 about would you be willing to move or anything

20 like that. We don't ordinarily approach tenants

21 about --

22 MR. GEORGE: Is his space --

23 MR. WUELLNER: But we could.

24 MR. GEORGE: -- a 3,000 square foot space?

25 MR. WUELLNER: Yes.

1 MR. GEORGE: Similar to the one that we have
2 available in the new area that's not being leased?

3 MR. WUELLNER: Yes.

4 MR. GEORGE: So another option would be to
5 let Dale move to one of the new spaces, you know,
6 keeping his rental rate that he's got and now I've
7 got 9,000 feet on both sides. I think that needs
8 to be explored. Oh, no. You have 6,000 --

9 CHAIRMAN GREEN: Six and nine.

10 MR. GEORGE: -- on one side and 9- on the
11 other side.

12 MR. WUELLNER: But that -- that brings up
13 again the issue, is that the kind of aircraft you
14 want down in the south area? He -- he's not a
15 piston guy.

16 MR. GEORGE: You've got a point there.

17 MR. GORMAN: That Saber jet has tremendous
18 thrust and just --

19 MR. GEORGE: Yeah, I know.

20 MR. WUELLNER: The idea works.

21 MR. GEORGE: Yeah, we would not want it

22 facing Vilano Beach.

23 MS. BARRERA: Or any of the other neighbors.

24 Or any of the other neighbors.

25 MR. GEORGE: Yeah, or any other direction.

1 MS. BARRERA: Yeah, any of the other
2 neighbors.

3 MR. GEORGE: The -- the part about giving
4 them a reduced, you know, rent for the six months,
5 I -- I mean a year, I think that some limit should
6 be done to that.

7 You know, if you go out and rent, sign a
8 five-year lease on corporate space, they're going
9 to give you a break on the front end sometime and
10 put it on the back end. But it's a precedent that
11 we are setting, you know, that we need to stick to
12 it.

13 So, if we -- if we said something like, you
14 know, if you want two bays' worth, you know, then
15 it's a, we'll give you a break in the -- in the
16 rent for six months, a gradual for six months, and
17 then personally tying it or tying it to personal
18 guarantees, you know, that has to be caught up at
19 the fourth year or fifth year with interest.

20 I think that that's a technique that a lot of
21 corporate, you know, office space uses. You know,
22 it's got to be in the whole lease and if you
23 leave, it's got to be paid off. Doug, is that
24 typical that you would see and -- say yes.

25 CHAIRMAN GREEN: I don't see it that often,

1 either. I see the incentive up front, but I don't

2 see it tacked onto the back.

3 MR. BURNETT: Yeah.

4 MR. GEORGE: Okay. What's the incentive up

5 front typically, then?

6 CHAIRMAN GREEN: One month free, you know, a

7 reduced for a few months and then you kick up to

8 your normal square footage.

9 MR. BURNETT: I would agree with that. And I

10 don't want to --

11 MR. GEORGE: Don't, then.

12 MR. BURNETT: We'll talk about it afterwards.

13 But, you know, it's that -- similar to what

14 Ms. Green is saying is what I'm seeing right now

15 in the marketplace.

16 MR. GEORGE: Okay. Just briefly, Jack, and

17 then I'm going to ask for a motion.

18 MR. GORMAN: Can we split the difference?

19 And I make a motion that we --

20 CHAIRMAN GREEN: Yeah.

21 MR. GORMAN: -- split the difference. We

22 give them six months and allow them to have a

23 six-month discount and then go up to the full --

24 to the full \$6 after six months and you're

25 splitting the difference.

1 MS. BARRERA: For what space?

2 MR. GORMAN: For the Top-Gun space.

3 MS. BARRERA: For the whole 9,000 square feet
4 and not the 6,000 that you were talking about?

5 MR. GORMAN: Yeah, because I think that
6 you're actually dictating their business to them.
7 Because I know how a situation is when you need
8 space and you need to take airplanes apart,
9 they've got to cover.

10 CHAIRMAN GREEN: Okay.

11 MR. GORMAN: So they're sticking their own
12 necks out business-wise saying that they're going
13 to cover after six months this full amount. I
14 mean, if they'll agree to that.

15 CHAIRMAN GREEN: So your motion is for the
16 9,000 square foot at --

17 MR. GORMAN: At a six-month discounted rate.
18 After that, full.

19 CHAIRMAN GREEN: What's the discounted rate?

20 Do we have -- we have to come up with a figure,

21 right?

22 MR. WUELLNER: Well, it would be the

23 equivalent of \$4 and --

24 CHAIRMAN GREEN: \$4.11.

25 MR. WUELLNER: -- 11 cents a square foot.

1 MR. GORMAN: Top-Gun's original rate.

2 CHAIRMAN GREEN: For six months.

3 MR. GORMAN: Right. That's just to put
4 something on the floor.

5 CHAIRMAN GREEN: That's the motion. Is there
6 a second?

7 (No second to the motion.)

8 CHAIRMAN GREEN: Okay. I don't hear a
9 second. Any other --

10 MS. BARRERA: I -- I'd like to discuss it
11 some more. What about -- in light of what both
12 you and Doug are talking about with the rental
13 structure, what about a three-month time?

14 I think that would be much more amicable and
15 then going forward as a precedence. Because that
16 is one of my concerns, is setting that precedence,
17 that that puts the board or the Airport Authority
18 at a much -- at a much lower significance of loss
19 of income.

20 CHAIRMAN GREEN: Do you want to make that as
21 a motion, three months at \$4.11?

22 MS. BARRERA: Well, I'd like to discuss it
23 some more and get some of the board feedback.

24 MR. GEORGE: I think that that's a -- you
25 know, a more compatible idea in my mind of what,

1 you know, I had in mind.

2 But I don't want to lose the visibility of
3 giving them an option of the space adjacent to
4 them so that they could go to 6,000. You know,
5 growing from 3,000 to 9,000 is a big jump for a
6 business. And while I'm sitting back saying, I
7 know I'm going to need the space, you know, it's
8 impacting somebody else not coming down.

9 So, if we -- if we made the policy that we're
10 going to give half rate, you know, or whatever
11 this reduction from six to four is for three
12 months, with new tenants coming in to help them
13 defray costs and to get started, but also give
14 them the 6,000 square feet, the two-bay area
15 option, then we -- then we're a win-win. We can
16 get -- you know, get two people coming in.

17 CHAIRMAN GREEN: Well, I think we could
18 present it to staff saying, all right, first thing
19 is talk to Dale. Find out if the 6,000 square

20 foot is an option. Step one. If it is, then we
21 offer that. If it's not, then go to step two,
22 which would be three months or whatever it is for
23 the 9,000. We could make it a two-fold.

24 MR. GEORGE: I think the three-month ought to
25 be done with the new space -- if they go to

1 6,000 --

2 CHAIRMAN GREEN: Oh, it's the regular rate.

3 Yeah.

4 MR. GEORGE: I'm thinking -- I'm thinking
5 that to get somebody to come in for a five-year
6 lease, we probably ought to give them up front
7 some concessions to help them get over the move in
8 and stuff like that.

9 CHAIRMAN GREEN: Jack?

10 MR. GORMAN: Real quick. To -- to spin up a
11 business like that, two, three times the amount,
12 you've got to have a little bit of cash flow time,
13 and that's why the six months. That's why I would
14 propose six months. That allows them to use
15 that -- that space and get billables out there and
16 spin up their cash flow. I mean, I know I'm
17 sticking up for them, but I -- I understand how
18 the business works.

19 CHAIRMAN GREEN: Doug?

20 MR. GORMAN: That's why --

21 MR. BURNETT: I will just -- I will just

22 comment on this. I don't think you're setting

23 precedent for anything you do in the future,

24 especially given the current economic conditions

25 out there in the world, that anything you do right

1 now is not going to be something that comes back
2 later to haunt you. You could easily legitimize,
3 I'm sure.

4 CHAIRMAN GREEN: And this is unique, very
5 unique.

6 Okay. We have a lot on the agenda, so I'd
7 like to give staff some direction as to what the
8 board's going to recommend. Buzz, do you have any
9 motion?

10 MR. WUELLNER: I did some quick math.
11 Another alternative would be to find a rate
12 between the two --

13 CHAIRMAN GREEN: Right.

14 MR. WUELLNER: -- for the first year, would
15 be to use say a \$5 a square foot number for the
16 first year and then bring it up.

17 It's the net same dollars, that discounting
18 or giving three months or however you -- however
19 you want to slice it there. It ends up the exact

20 same dollars. I don't know if that would be
21 palatable there. But we've had leases in the past
22 where we specified a rental rate for a year or two
23 years or three years and then it ramps up to
24 whatever market value is.

25 CHAIRMAN GREEN: I'd still like to see the

1 6,000 square foot option at least explored before

2 we go to the --

3 MR. GEORGE: Right.

4 CHAIRMAN GREEN: Because then we're taking

5 care of Wind Dancer, we're taking care of the

6 other tenant that's interested in the space, too.

7 So I would suggest we do a hybrid.

8 MR. WUELLNER: Did you -- if you don't mind.

9 Did you want to speak to the space part of this?

10 Because I --

11 MS. POWERS: Yes.

12 MR. WUELLNER: It's not really my role to

13 invite you up, but I --

14 MS. POWERS: We do have --

15 CHAIRMAN GREEN: Go ahead, Diane, up at the

16 microphone.

17 MS. POWERS: Right now, we are juggling

18 airplanes. We are spending hours, manhours that

19 we can't bill, moving airplanes in and out and

20 trying to schedule in a very small space.

21 We have a waiting list. We have a waiting

22 list for annuals and then we have people that do

23 come by on a regular basis with things that come

24 up, then the 50 hours. And we are over -- we are

25 filled to capacity and over and just stepping all

1 over each other. As far as filling 9,000 square
2 feet, I do not foresee any problem with that.

3 CHAIRMAN GREEN: All right. Thanks, Diane.
4 Okay, board?

5 MS. BARRERA: I make the motion that we go
6 with the hybrid approach for both clients.

7 MR. WUELLNER: Which means?

8 CHAIRMAN GREEN: Which means the --

9 MR. WUELLNER: I'm sorry.

10 CHAIRMAN GREEN: -- talk to Dale, see if the
11 6,000 square foot's an option.

12 MR. WUELLNER: Where -- where is this 6,000
13 square feet?

14 CHAIRMAN GREEN: Dale --

15 MR. GEORGE: The 3- they have plus Dale's
16 space, which is adjacent, gives them 6,000.

17 MR. GORMAN: But that means moving Snodgrass.

18 MR. WUELLNER: Next to?

19 MR. GEORGE: We -- we ask if Dale -- what was

20 the possibility of Dale moving to the space on the

21 southern end --

22 MR. WUELLNER: All right.

23 MR. GEORGE: -- of I. That's an option.

24 Then we said what about Dale taking -- no, we

25 didn't want to go to the other side because of the

1 noise and everything. So see if Dale will take,
2 you know, the section down on the south end of I.

3 MR. WUELLNER: Okay.

4 CHAIRMAN GREEN: And if he says no, you know,
5 it --

6 MR. WUELLNER: Then the alternative would be
7 to present --

8 CHAIRMAN GREEN: The 9,000 square feet to
9 Wind Dancer at -- and I didn't get into what --

10 MS. BARRERA: The five.

11 MR. WUELLNER: And then do the -- the two
12 3,000 square foot units the other business? Is
13 that the -- is that what I'm hearing? I just want
14 to --

15 MR. GEORGE: I haven't heard the
16 particulars --

17 CHAIRMAN GREEN: No, I don't think that
18 was --

19 MR. GEORGE: -- of the other business right

20 now.

21 MS. BARRERA: You can go ahead and clarify

22 the motion, Suzanne.

23 CHAIRMAN GREEN: Well, you're saying the

24 hybrid, which means offer it to Dale. If he does,

25 then the 6,000 square foot at regular market rate

1 would go offered to Wind Dancer and you could
2 offer the 9,000 to the other tenant that's
3 interested. If Dale says no, which is perfectly
4 fine, the 9,000 offer to Wind Dancer and you said
5 at \$5 --

6 MS. BARRERA: For the year.

7 CHAIRMAN GREEN: -- square foot for the year
8 and then the other two 3,000 would stay separated
9 wherever they are.

10 MR. GEORGE: I understand. In -- in a market
11 that we don't have any demand for, but yes, you're
12 right, it would. Can we -- can we state the \$5 in
13 terms of some percentage?

14 I'm trying to get back to what is done in the
15 industry for precedence setting. In other words,
16 is that -- that's not 20 percent, that's a 15
17 percent discount for the first year?

18 MR. WUELLNER: It's 15, 18 percent, somewhere
19 in there. I didn't bring a calculator, so I'm not

20 sure.

21 MR. GEORGE: Well, I would like to see the

22 motion modified to a percentage discount that we

23 can then in turn take to anybody that's operating

24 a commercial space, that's starting a new

25 commercial space, offer them that percentage for

1 the first year, if it's a five-year contract.

2 MS. BARRERA: As an incentive.

3 CHAIRMAN GREEN: So you just want it as a
4 percentage rather than \$5.

5 MR. GEORGE: I -- rather than just pure
6 dollars, make it a percentage reduction.

7 CHAIRMAN GREEN: And -- okay. That's your
8 motion. Is there a second to the motion?

9 MR. GEORGE: I second it.

10 CHAIRMAN GREEN: Okay. Now, board
11 discussion.

12 The only -- and I kind of agree with Doug on
13 this, I don't think we're setting a precedent per
14 se, because this is a very unique situation where
15 you've had a tenant. You've had someone passing
16 and someone that's business is here. I think
17 that's going to be hard, hopefully, for someone to
18 follow in those footsteps. So I don't think
19 that's going to affect a brand new tenant for five

20 years having to do this. So, whatever you think.

21 MR. GEORGE: You don't think what? It's

22 going to set a precedent.

23 CHAIRMAN GREEN: Right.

24 MR. GEORGE: Okay.

25 CHAIRMAN GREEN: Because I don't think

1 they'll fit the same mold, the same fact scenario
2 as this person, as Wind Dancer has.

3 MR. GEORGE: And by the way, that's 16.67
4 percent reduction for the first year.

5 CHAIRMAN GREEN: Okay. Any other board
6 discussion? Jack?

7 MR. GORMAN: Well, whatever we do, we need to
8 give staff direction so that he can just go
9 negotiate these things without any kind of further
10 adieu.

11 CHAIRMAN GREEN: That's what the motion --

12 MR. GORMAN: We don't need to bring it -- we
13 don't need to bring it back again next month.

14 CHAIRMAN GREEN: No, that's the motion.
15 That's why we're giving an off -- that's you did
16 the hybrid, I'm assuming. Anything else?

17 MS. BARRERA: Just trying to work towards a
18 win-win solution.

19 CHAIRMAN GREEN: Trying to accommodate both

20 tenants if we can, and still trying to accommodate

21 Wind Dancer.

22 MS. BARRERA: Take care of our tenant that we

23 have here first as much as we can and also try to

24 accommodate the opportunity for someone else to

25 come in and utilize space if they can.

1 MR. GORMAN: Do you need a second to that
2 motion?

3 CHAIRMAN GREEN: It's been seconded. Buzz
4 seconded it, so actually I need a vote. All in
5 favor of the hybrid motion?

6 MR. GEORGE: We had some discussion, so would
7 you mind restating it?

8 MR. GORMAN: Yeah, thank you.

9 MR. GEORGE: Sorry about that.

10 CHAIRMAN GREEN: Okay. The hybrid is to
11 offer to Dale to move if he wants. Therefore it
12 would open up the 6,000 square foot. Give -- if
13 Wind Dancer wants that 6,000, it would be at
14 market rate. If Dale says no, then the 9,000
15 square foot would be offered to Wind Dancer at a
16 16.666 percent reduction for one year. Is that
17 it?

18 MS. BARRERA: Uh-huh.

19 MR. GEORGE: And the third thing, anybody

20 coming in, commercial space, that will -- that is
21 a five-year lease, they also get the incentive of
22 a 16 percent for the first year.

23 CHAIRMAN GREEN: I don't know if that was
24 part of Kelly's motion.

25 MS. BARRERA: That was not part of my motion.

1 CHAIRMAN GREEN: That third prong was not in
2 there.

3 MR. GEORGE: Okay. All right.

4 MS. BARRERA: I don't like to give away.

5 CHAIRMAN GREEN: Okay. That's the motion.

6 All in favor, say aye.

7 MS. BARRERA: Aye.

8 MR. GORMAN: Aye.

9 CHAIRMAN GREEN: Aye. All opposed?

10 MR. GEORGE: Aye.

11 CHAIRMAN GREEN: That's a no?

12 MR. GEORGE: That's a no. Right. Yeah.

13 CHAIRMAN GREEN: Okay. Motion passed. Ed,
14 do you have that direction?

15 MR. WUELLNER: Yeah, I'm good.

16 CHAIRMAN GREEN: That gives you some play
17 work with it.

18 MR. WUELLNER: As long as you don't restate
19 it again, I've got --

20 MR. GORMAN: Is that clear enough to you, Ed?

21 CHAIRMAN GREEN: Let's have Janet read it

22 back, because I'm not --

23 MR. WUELLNER: I'm going to wait a week and

24 read it.

25 MR. GORMAN: Exactly.

1 CHAIRMAN GREEN: I think it's a good -- we're
2 trying to work with everybody we can.

3 MR. WUELLNER: Okay. Then we're going to
4 work with this other business once the dust
5 settles here and we'll be back in November with
6 that and see if they're still interested in either
7 9- or 6-, depending on what's -- whatever's left.

8 CHAIRMAN GREEN: Okay.

9 ENGINEERING & PLANNING CONSULTANT RFQ

10 MR. WUELLNER: All right. All right. Next
11 item I have is the engineering and planning
12 consultant.

13 As you remember, we put out an RFP to which
14 12 firms contacted us, looking for the information
15 and the information guide. We ended up with seven
16 statements of qualifications and experience being
17 received. Those statements were bound for you and
18 given to each of you individually for you to look
19 over, if you wished.

20 In addition to that, as proposed, we created
21 a selection committee that consisted of seven
22 members. That group met after evaluating those
23 proposals and is made -- making a recommendation
24 to short-list these three firms. They are Passero
25 & Associates, Prosser Hallock, and the LPA Group.

1 They are further recommending that we place
2 all three firms under contract, allowing us the
3 greatest mix of uses and services that would
4 complement each other.

5 Since putting them under contract, these
6 master contracts in and of itself do not commit us
7 to expend any money. It -- those are awarded by
8 task orders or supplemental agreements on a
9 case-by-case basis. So it allows us the most
10 flexibility. It doesn't cost us anything
11 additional to place three firms under contract.

12 The committee felt that it represented the
13 best mix of firms for the likely work task that we
14 see out there for the next five years. Allows
15 easy comparatives of pricings, as these firms are
16 already under contract, and allows tax -- tasking
17 of the -- of what we're going to do to these firms
18 based for maximum benefit to the -- to the public.
19 And as such, we are recommending those three --

20 those three firms for entering into a contract.

21 This is -- unless you want us to -- to delay

22 it a month, the contract form is identical, other

23 than the date changes, than the contract that was

24 approved with Passero the previous time. So it

25 would be simply reexecuting those agreements with

1 the proper dates in place, which allow -- again,
2 allows us to append the work to them.

3 CHAIRMAN GREEN: Okay. I do have public
4 comment. Herb Rippe? Where'd you go? There you
5 are.

6 MR. RIPPE: Pass.

7 CHAIRMAN GREEN: Are you okay?

8 MR. RIPPE: Yeah.

9 CHAIRMAN GREEN: Reba?

10 MS. LUDLOW: I pass.

11 CHAIRMAN GREEN: Okay. That's all the public
12 comment I had. Board comment?

13 MR. GORMAN: Let's go with Ed's
14 recommendation. By doing that, you don't have to
15 reinvent the wheel. You've still got the LPA
16 Group in there. It keeps all of the firms on
17 point. They're all going to compete a bit, which
18 I've often thought was a good idea. And do you
19 need a motion?

20 CHAIRMAN GREEN: Yeah.

21 MR. GORMAN: I'd like to make a motion that

22 we accept Staff's recommendation to hire all

23 three.

24 CHAIRMAN GREEN: Second?

25 MS. BARRERA: I'll second it.

1 CHAIRMAN GREEN: Any further board
2 discussion?

3 MR. WUELLNER: For clarification, does that
4 including going ahead and entering into contracts
5 with them based on their --

6 MR. GORMAN: Yes. For clarification, that
7 does enter in the contract.

8 MR. WUELLNER: Thank you.

9 CHAIRMAN GREEN: Did -- I -- I spent a good
10 bit of time going through all the proposals and
11 everything, and I mean, by far, these three really
12 stuck out. No question. Buzz?

13 MR. GEORGE: A couple of points I want
14 everybody to be aware of is, what is the magnitude
15 of the dollars that we spend in these three areas
16 every year? You know, isn't it --

17 MR. WUELLNER: It hundreds of thousands.

18 MR. GEORGE: Hundreds of thousands of
19 dollars. So it's not cheap.

20 We -- we've had situations where we just
21 overwhelmed Passero and couldn't get the -- you
22 know, the drawings and things, and I'll reference
23 the park and things like this. I think that this
24 gives us some much more flexibility. I just hope
25 that we can get the same good rates, you know, if

1 we're trying to divide the whole pie up.

2 CHAIRMAN GREEN: So amend that motion if it's
3 the same contract, that all that's changing is the
4 dates, right?

5 MR. GEORGE: That's right, yeah.

6 MR. WUELLNER: Expect more hours.

7 CHAIRMAN GREEN: Any further board
8 discussion?

9 (No further discussion.)

10 CHAIRMAN GREEN: All in favor of accepting
11 Staff's recommendation, say aye.

12 MR. GEORGE: Aye.

13 MS. BARRERA: Aye.

14 MR. GORMAN: Aye.

15 CHAIRMAN GREEN: Aye. All opposed?

16 (No opposition.)

17 CHAIRMAN GREEN: Hearing none opposed,
18 Staff's recommendation is accepted.

19 PROPERTY ACQUISITION

20 MR. WUELLNER: Okay. Next item I have is we
21 have -- we have two properties that are still out
22 there in the Araquay Park that have continued to
23 express interest in acquisition.

24 These two properties were appraised
25 approximately a year ago at -- the 131 Indian Bend

1 was at \$240,000. Hundred -- 170 Indian Bend was
2 appraised at \$237,500. Those, as I mentioned,
3 were 2007 appraised values.

4 This -- the acquisition could be funded with
5 50 percent FDOT dollars, also. There is -- we've
6 had discussions in the past about relative to the
7 appraised value versus what we had done in earlier
8 phases of acquisition in Araquay Park and the
9 like.

10 Given the economic climate that's out there
11 today, using the appraised values from last year
12 is -- is effectively, you know, and arguably an
13 increase in value compared to what it would likely
14 appraise at today. So, I think, in -- if your
15 intent is that we can offer appraised value, it's
16 essentially a -- a pretty fair deal at that point.

17 We would recommend you going ahead and doing
18 it. This starts to complete that patchwork quilt
19 that's -- you know, has been used around this

20 board a few times.

21 The next slide, I -- I try to illustrate real

22 briefly here. The green -- the purple area is

23 what was acquired over the last 20 years, which is

24 now in the development of T-hangars and apron and

25 all of that. That is, you know, for the most

1 part, committed at this point.

2 The gray areas to the immediate left of the
3 purple, so this area over in here, are properties
4 that were acquired by the Airport Authority. The
5 shaded properties have been acquired by the
6 Authority over a similar period as that of the
7 purple area. The properties we're talking about
8 today are the two green blocks there, the two
9 green areas that are shaded on the drawing. So,
10 to give you an idea of where the orientation is.

11 So we never really were overly interested in
12 the U.S. 1 frontage properties here, as they are
13 significantly expense -- more expensive than
14 residential units and we really don't have U.S.
15 frontage needs -- U.S. 1 frontage needs for most
16 anything we do. So they're not overly interesting
17 to us.

18 But the balance of this property in this area
19 certainly will go a long way over the next

20 five-plus years to completing the checkerboard
21 and -- and allowing a smooth transition into
22 the -- into the last 100 block. So it would be
23 our recommendation you -- you make an offer at the
24 appraised values.

25 CHAIRMAN GREEN: Okay. Public comment?

1 Herb? Where'd you go again? You're back there.

2 You keep hiding.

3 MR. RIPPE: I'm hiding behind that there.

4 CHAIRMAN GREEN: I know.

5 MR. RIPPE: Herb Rippe, Village Drive. I --

6 just a couple of questions pop -- are you talking

7 about, Ed, the current appraised value or the --

8 MR. WUELLNER: These were --

9 MR. RIPPE: -- or the 2007 appraised value?

10 MR. WUELLNER: The 2007 appraised value. So

11 they arguably may be 15 percent above what today's

12 market would be. But we also don't have to spend

13 the money to reappraise yet again.

14 MR. RIPPE: The money to reappraise is

15 insignificant --

16 MR. WUELLNER: In theory.

17 MR. RIPPE: -- compared to the potential

18 savings. I mean, if we want to buy the property,

19 that's one thing, but I think we ought to be

20 buying them at the best price that we can in these

21 economic conditions here.

22 CHAIRMAN GREEN: Thanks, Herb. Reba stepped

23 out, I thought. And Bruce? Oh, Bruce was here.

24 I guess he left. Mr. Canaday?

25 COMMISSIONER SANCHEZ: He left.

1 CHAIRMAN GREEN: Okay. He had something on
2 that. And Joe?

3 MR. LOPINTO: I'd like to second Herb's
4 comments, and I'd like to add one additional one.
5 Ed, you had put down that the FDOT would be
6 approximately 50 percent --

7 MR. WUELLNER: Uh-huh.

8 MR. LOPINTO: -- of funds, of whatever the
9 value is. It would be beneficial to have the
10 community understand that those dollars that are
11 coming from the FDOT, the majority or the vast
12 majority of those dollars come from aviation users
13 and not the general public tax revenue that the
14 state receives.

15 MR. WUELLNER: That's always a good point to
16 make. Yes.

17 MR. LOPINTO: Thank you.

18 CHAIRMAN GREEN: I'm glad you reiterate that.
19 We try it all the time. It just seems to get --

20 MR. GEORGE: Well, maybe Ed could leave a
21 comment like that in his press release.

22 CHAIRMAN GREEN: Vic?

23 MR. MARTINELLI: I want to compliment you
24 folks on your decision regarding Wind Dancer,
25 because I think you had a situation where you

1 almost had to cut a baby in half, and -- and I
2 think you did that very successfully.

3 Wind Dancer, I think is going to take good
4 advantage of whichever way that goes. I don't --
5 frankly, I don't know that Dale would want to
6 move.

7 CHAIRMAN GREEN: Yeah.

8 MR. MARTINELLI: And so, I think you're
9 really looking at the 9,000 at \$5, and that's, you
10 know, probably the way it's going to go.

11 But I do disagree with you on one thing,
12 Suzanne. I think you are going to be setting a
13 precedent. I think it's going to be arguable.
14 But that's okay, because I think -- I think you're
15 going to have a situation where folks are going to
16 want that same kind of a concession. And you're
17 not talking dollars here, you're talking 16.67
18 percent, which is a good point to make. So,
19 anyway, congratulations. I think you handled it

20 very well.

21 CHAIRMAN GREEN: Did you have a comment on
22 the property? That's what we're on, the property.

23 MR. MARTINELLI: Oh, I'm sorry, no.

24 CHAIRMAN GREEN: That's okay.

25 MR. MARTINELLI: General comment.

1 CHAIRMAN GREEN: No, no, we're not there.

2 That's at the end of the meeting.

3 MR. MARTINELLI: Okay. I'm sorry.

4 CHAIRMAN GREEN: Okay. Reba, did you
5 anything on the property acquisition?

6 MS. LUDLOW: No, I pass. I'm waiting on --

7 CHAIRMAN GREEN: Okay. That's all I had for
8 public comment. Board comment? Jack.

9 MR. GORMAN: Here we go again. I recall that
10 this board had said that they were not going to
11 exercise eminent domain on any more properties.
12 The fact is, is that here we go again.

13 CHAIRMAN GREEN: I don't think --

14 MR. GORMAN: I think this --

15 CHAIRMAN GREEN: Eminent domain is not before
16 the board, unless I missed something right now.

17 MR. GORMAN: Well, just -- I have the floor,
18 please. So let me talk for just a --

19 CHAIRMAN GREEN: I just want to make sure

20 we're discussing the same thing.

21 MR. GORMAN: Yeah, but what you're going to
22 discuss, and I have the floor, please, is the fact
23 that you've got a patchwork quilt of properties
24 over here. And although I'd like to develop those
25 properties and I think it would be a great idea

1 and it would certainly make money, the long-range
2 plan, you're going to reiterate the same situation
3 that you had in Araquay Park before. Because
4 you've got a patchwork quilt there.

5 It's no doubt that that land is worth the
6 amount of money that they're probably giving for.
7 And it's no doubt that that land can be developed.
8 But what do you do with the rest of the quilt of
9 patchwork that you need?

10 You're going to have that situation come up
11 now just like it came up in Araquay Park before.
12 And when we discuss this 10-year plan that I'm
13 going to have to keep up in front of this board,
14 we're going to have that problem again. I'd just
15 like to know what the solution is for that before
16 we go buying more property.

17 If you're going to complete a patchwork
18 quilt, you're going to have to do so by everybody
19 saying, hey, I'll sell my property, or you're

20 going to have people that are either going to be,
21 from sentiment or from pure dollars, motivated to
22 push the issue and get the eminent domain to be
23 the only solution to be able to complete the land
24 purchases, to make the whole block of land
25 available for development to this airport. And

1 this board has previously stated that it would not
2 exercise eminent domain again. That's why I used
3 that term.

4 CHAIRMAN GREEN: Ed?

5 MR. WUELLNER: I -- I don't think there's
6 anybody trying to -- trying to bring eminent
7 domain into this picture.

8 But as you recall, we acquired 85, 90 percent
9 of the balance of that neighborhood doing just
10 this approach, buying it individually. And had we
11 waited and decided at the last minute to do it all
12 eminent domain, it would have been --

13 CHAIRMAN GREEN: Astronomical.

14 MR. WUELLNER: -- exponentially more
15 expensive to take that approach than buying it as
16 they're available and offered to us.

17 CHAIRMAN GREEN: Buzz?

18 MR. GEORGE: I have -- have repeatedly said
19 that we need to have a land acquisition plan that

20 is bigger than just right around the corner.

21 We have funds that we can receive for land

22 purchase, and I think putting our head in the sand

23 and saying we're not going to buy any because of

24 patchwork is -- or we're not going to buy

25 anything, we're just letting that go somewhere

1 else. I do, though, agree with Jack and strongly
2 agree with the board's statement, you know, that
3 we will not use eminent domain.

4 Consequently, I would say that the direction
5 that I would like to give the staff is, you will
6 go after properties that are adjacent to where we
7 have big chunks of land first. In this particular
8 case, I would suggest that we contact these three
9 people -- these three landholders here.

10 MR. WUELLNER: It's one landholder.

11 CHAIRMAN GREEN: It's one.

12 MR. GEORGE: All right. One. You know, the
13 owners of these three pieces of property. This
14 right here does give us some space that could be
15 used, you know, in the event that -- that these
16 people don't sell.

17 But we want to keep away from the eminent
18 domain, so this one right here, even though it's
19 contiguous, I don't know what our -- how we would

20 use it. I don't know how it would fall into a use
21 of business development, office development, you
22 know, or whatnot. So, I'd like to have some
23 discussion by the members and the staff on what
24 could we use this for.

25 Now, I realize that in here, we've got enough

1 space to keep us busy for, and I'm pulling this
2 out of the air, guys, five to ten years' worth of
3 our growth needs. But if we don't start looking
4 for what happens 10 years, 20 years down the road,
5 we'll be in that patchwork area.

6 So, I'm saying that I somewhat agree with
7 Jack, but we need to do the land acquisition, but
8 let's do it in a more organized, you know,
9 approach. So, Ed, can you tell me what -- if --
10 if this was the only thing that we purchased and
11 we still had this right here that someone --

12 MR. WUELLNER: That's one owner.

13 MR. GEORGE: What could we use that for?

14 MR. WUELLNER: In and of itself? It could --
15 if you had all of that, you could acquire --

16 MR. GEORGE: No, we're trying -- I'm sorry.

17 MR. WUELLNER: -- you could reconstruct your
18 park entrance. It's also shown on your master
19 plan as the relocated access to the south edge of

20 that development.

21 MR. GEORGE: But that's if we had all of

22 this, also.

23 MR. WUELLNER: I don't know whether you could

24 snake it through what we do have there or not.

25 MR. GEORGE: Well, a good point. In the

1 event that you wanted to go out to this, then you
2 should go out to this at the same time. So that
3 gives us one contiguous area that could be used.

4 MR. WUELLNER: You've got a -- your
5 fundamental issue is your limitation on the amount
6 of funds you have --

7 MR. GEORGE: Agreed.

8 MR. WUELLNER: -- right off the bat. You
9 know, the -- again, you properly state that you're
10 probably five or ten more years till -- at least,
11 until we're even talking about that area in terms
12 of trying to develop it.

13 I -- I'm not sure I understand the
14 distinction between why -- why those are
15 fundamentally needed now versus letting that --
16 that plan mature for five or ten more years and
17 maybe some of those other properties become
18 available during that five- or ten-year period.

19 MR. GEORGE: But you made the comment that

20 over 25, 30, 40 years, we had acquired --

21 MR. WUELLNER: Twenty plus or whatever it is.

22 MR. GEORGE: Yeah, we had acquired most of

23 it. And the term is most. And when it got to the

24 point that we had to have it, we were forced into

25 eminent domain, which everybody is adamantly

1 opposed to getting stuck into that again.

2 So I'm saying that one way you avoid that is,
3 as you are buying, you buy contiguous areas to
4 what we already have that makes that area more
5 usable for something five, ten years down the
6 road.

7 MR. WUELLNER: I -- I -- I hear you
8 completely. My concern is, it just doesn't become
9 available that way. And property that's available
10 today at today's price may not ever be available
11 again. I mean, we don't -- we don't control when
12 properties become available.

13 MR. GEORGE: Yeah.

14 MR. WUELLNER: I mean, I know you understand
15 that.

16 MR. GEORGE: Yeah.

17 MR. WUELLNER: But those -- those other four
18 owners in that -- on the Casa Cola block there,
19 you know, I can't speak to when or if they'd ever

20 be willing to say -- to sell.

21 But at the end of the day, these are the ones

22 that are available. That's the same that were

23 available in the 2- and 300 block down there over

24 the last 20 years. When they became available,

25 the board acted to fill in the checkerboard, so to

1 speak.

2 CHAIRMAN GREEN: Jack, you had something?

3 MR. GORMAN: Well, Ed's basically addressed
4 the issue. I mean, but -- and Buzz has addressed
5 the actual crux of the issue here. Let's just
6 point it out again.

7 MR. WUELLNER: You want the pointer?

8 MR. GORMAN: No. I'm loud. Before you buy
9 this, you've got to have some kind of a commitment
10 that you can buy that in the future. Otherwise,
11 you're going to buy this and then you're going to
12 be forced into the usability of the entire tract
13 being abridged by the fact that one of these
14 owners, whoever they are, by sentiment or money,
15 is going to hold out for the eminent domain issue,
16 which this board has said they will not do.

17 We're going to be talking about this a lot.

18 This is one of those issues that I came before,
19 like at county commission, I was all full of angst

20 how do you solve it. I don't know the -- I don't
21 know how to solve it. All I know is we're doing
22 the same thing again.

23 MR. WUELLNER: There's certainly nothing to
24 prevent us from continuing to pursue FDOT money
25 and approaching owners as -- you know, as the

1 money becomes available and see if they're

2 interested at that time.

3 But I don't know anything other than we --

4 you know, we have taken advantage of, you know, as

5 they become available. Thankfully they did that

6 20 years ago, because none of this development

7 would be down here, because there's no way you

8 would have -- you would have spent the amount of

9 money necessary to acquire that whole

10 neighborhood.

11 CHAIRMAN GREEN: What's the cost -- maybe

12 Doug, hundreds -- a couple of hundred dollars

13 apiece or \$400 apiece for a reappraisal?

14 MR. WUELLNER: It's probably less than \$2- or

15 \$300.

16 CHAIRMAN GREEN: \$2- or \$300?

17 MR. BURNETT: Yeah. \$2- to \$300 would be the

18 normal range.

19 MR. WUELLNER: For the guts of it. Updates

20 the comps.

21 CHAIRMAN GREEN: Yeah.

22 MR. BURNETT: Yeah. We're not talking about

23 an eminent domain type of appraisal, just a

24 standard appraisal that any homeowner would have.

25 Yeah, \$2- to \$300.

1 CHAIRMAN GREEN: Okay. Buzz?

2 MR. GEORGE: I would like to consider the
3 following motion, that the \$500,000 that we have
4 in transportation funds for land acquisition be
5 used on a bid for appraised value for the two
6 pieces of property on Casa Cola and this piece.

7 In the event that these people do not want to
8 do anything, I think you have to come back to the
9 board to discuss where we're going to go from
10 there.

11 MR. BURNETT: That's Mary Tarver Willis.

12 MR. GEORGE: I see this area here as a
13 possibility of big enough of doing something with.
14 So, if these people don't sell --

15 MR. GORMAN: That's a point.

16 MR. GEORGE: -- that we -- if five years from
17 now, ten years from now, we could get some
18 office -- some aviation-related activity into the
19 size of this land. Are these 50-foot lots or

20 hundred?

21 CHAIRMAN GREEN: Fifty.

22 MR. WUELLNER: I think they're all 50.

23 MR. GEORGE: Fifty? So you're talking

24 150 x 250. Plus the front piece right here. So

25 that could be used for something.

1 So my motion is, go on it on the appraised
2 value -- do another appraisal, by the way -- and
3 go here and here. And if they take that, you
4 know, then we authorize the staff to continue with
5 it and purchase the land. If not, they've got to
6 come back to the board.

7 CHAIRMAN GREEN: That's a motion. Do I have
8 a second?

9 (No second to the motion.)

10 MR. GEORGE: Well, that died.

11 CHAIRMAN GREEN: Okay. I have no second.

12 Any other motions? We have to give staff
13 direction.

14 MR. BURNETT: Are the three top lots Ms.
15 Tarver Willis?

16 MR. WUELLNER: No.

17 CHAIRMAN GREEN: Who owns the top three? Is
18 that Ms. Willis?

19 MR. WUELLNER: I don't know the last -- no.

20 Mary's property's right here.

21 MR. GEORGE: Where is Mary?

22 CHAIRMAN GREEN: Down there.

23 MR. WUELLNER: She's in the back row hoping

24 you aren't telling her she has to move.

25 MS. WILLIS: No, no, no, no, no. Otherwise

1 it will never sell. I will go on record again and
2 again.

3 MR. WUELLNER: I was kidding, Mary. I know
4 very well where you stand.

5 COMMISSIONER SANCHEZ: Would you like to
6 donate it?

7 MS. WILLIS: We're going to have you
8 committed.

9 COMMISSIONER SANCHEZ: Just practicing.

10 CHAIRMAN GREEN: Any motions, guys?

11 MR. GEORGE: Oh, come on, Kelly.

12 MS. BARRERA: We have two homeowners who have
13 been -- who are interested in selling their
14 property and they're not interested in selling it
15 to a developer or real estate investor who could
16 hold us ransom in the future should -- should they
17 want to. They're willing to sell it to the
18 airport. They've come to us.

19 I think that we should consider their offer,

20 if we get another appraised value on it, so that
21 we can have the up-to-date appraisal and be
22 looking at real numbers. We've got the FDOT who
23 is going to match the funds for this. And even
24 if we use that as an area to park cars, we've got
25 the ability to do that with the land space.

1 We can get rental income on it until we're
2 ready to use it fully because they both have
3 houses on them. And also, from the noise
4 sensitivity standpoint, we'll own those. That
5 will be two less problems as far as noise that
6 we'll have in trying to be compatible with our
7 neighbors.

8 I don't see where we really lose on this. I
9 do see where we could lose if we continue to put
10 these people off, where they could just go to an
11 investor. Any -- anybody in here could go run
12 out, make a deal with them and then we'll be held
13 to that higher amount of money in a different real
14 estate market and for a later board.

15 I'm not interested in eminent domain. You
16 will not see me going for that. I think that this
17 board has taken a strong stance on it. And I
18 think that whoever the future board members will
19 be like-minded on that.

20 CHAIRMAN GREEN: So --

21 MS. BARRERA: So my -- my motion would be to

22 go and get new appraisals on the property,

23 up-to-date appraisals, and then to move -- to move

24 towards purchasing those properties for the

25 airport for the future.

1 CHAIRMAN GREEN: Is there a second? Can I
2 second? Yeah. I second that motion. Any further
3 board discussion?

4 (No further discussion.)

5 CHAIRMAN GREEN: Okay. Hearing none. The
6 motion's been made and seconded. All in favor of
7 the motion as Kelly stated it, say aye.

8 MS. BARRERA: Aye.

9 CHAIRMAN GREEN: Aye. All opposed?

10 MR. GEORGE: Aye.

11 MR. GORMAN: Nay.

12 MR. BURNETT: Two to two, the motion fails.

13 CHAIRMAN GREEN: Yeah.

14 MR. GORMAN: Short.

15 CHAIRMAN GREEN: I mean, the only thing I
16 guess we can do is either try and come up with if
17 you have another way to approach it, another
18 motion, or we have to table it.

19 MR. GEORGE: I'll make another motion.

20 CHAIRMAN GREEN: Okay.

21 MR. GEORGE: Mary is not going anywhere,

22 okay? But maybe the three next to her --

23 MR. WUELLNER: It's two and two.

24 MR. GEORGE: Two next to her, okay, you know,

25 along with this property, gives us a larger

1 contiguous area. So maybe that's option one.

2 MR. NEFF: There's two 20 x 100 foot right
3 there. You might play hell getting them. Excuse
4 my profanity.

5 MR. GEORGE: That's all right. Which ones?

6 MR. NEFF: The two, there's two small ones
7 right behind it.

8 MR. GEORGE: Oh, right here?

9 MR. NEFF: Yes. You'll play hell --

10 MR. GEORGE: Okay. Fine. That's --

11 MS. WILLIS: I'll give -- I'll give that to
12 you.

13 MR. NEFF: I know who the guy is. You know,
14 we tried -- we tried to buy it.

15 MR. GEORGE: Okay. I'm just trying to get
16 contiguous areas so that we don't have problems
17 down the road. And, you know, this one, you know,
18 is most -- most beneficial to us because of the
19 traffic that we have coming down this whole area

20 right in here. But I also understand how these
21 people here are, you know, at a point. So maybe
22 the other option is to go here and try here. That
23 gives us a contiguous area.

24 MR. WUELLNER: Just -- just for your
25 edication -- edification, these two are vacant

1 lots still. Just so -- just so you know how that
2 fits in the puzzle.

3 MR. GORMAN: What's the status of those?
4 Have those people been approached?

5 MR. WUELLNER: We've had contact a couple of
6 times with the -- it was a -- this lot here,
7 then -- I can't see the number, Lot 14 there, the
8 lady who lived there, there's an untenable mobile
9 unit that's on that property and --

10 MR. GEORGE: Which one is this? I'm sorry.

11 CHAIRMAN GREEN: 14.

12 MR. WUELLNER: It's 14, Lot 14, which is the
13 northern one of these two.

14 MR. GEORGE: Okay. All right.

15 MR. WUELLNER: I would -- it was sold to
16 someone she knew who passed away also, and it's
17 now with that gentleman's daughter, who I believe
18 still lives in the general area. But we've not
19 been able to get her pinned down, so to speak, on

20 any interest in selling or whatever.

21 I would think the County's going to be

22 interested very shortly, as soon as someone from

23 code enforcement figures out that -- what's on

24 that property, that they're going to be forced to

25 clean it up, which will probably -- probably move

1 it forward a little bit. But -- I mean, we're not
2 going to call them, but that -- I can't imagine
3 that that's going to stand there that much longer
4 without somebody --

5 CHAIRMAN GREEN: And then the one below it?

6 MR. WUELLNER: The one below, I don't know
7 that we've had contact with. At least not
8 recently. Do you recall?

9 CHAIRMAN GREEN: Well, that answers Buzz's
10 question. If 14 is somewhat workable and then we
11 take that property to Indian -- the top one --

12 MR. GEORGE: Okay.

13 CHAIRMAN GREEN: -- that gives you a big
14 chunk there.

15 MR. GEORGE: Absolutely it does, yeah.

16 CHAIRMAN GREEN: And then you still with the
17 bottom property get the big chunk down there, with
18 the two properties that are proposed.

19 MR. GEORGE: I would hate to do that without

20 at least exercising some communication with the

21 people on the northern block up there.

22 CHAIRMAN GREEN: You mean 22, 23?

23 MR. GEORGE: Yeah, 22, 23, right. 21, 22.

24 MR. WUELLNER: We'd be happy to contact them

25 and see -- see what they're thinking. I mean, I

1 don't know definitively what they'd want to do or
2 not do.

3 MR. GEORGE: What does it do to us if we did
4 a mass mail to all of the property owners of
5 record for everybody in there and say, we have
6 some Department of Transportation funds available
7 for acquisition of property. We are interested in
8 acquiring property that is adjacent to property
9 that we already own. If you are interested, the
10 board is considering --

11 CHAIRMAN GREEN: Purchasing.

12 MR. GEORGE: -- purchasing it, you know, at
13 appraised --

14 CHAIRMAN GREEN: Just say purchasing.

15 MR. GEORGE: Purchasing, period. And see
16 what reaction you get back. Sanchez wants you.

17 MR. GORMAN: Certainly you've got to have
18 some kind of a plan and some type of research
19 before you go purchasing more patchwork. And

20 he -- he's trying to make a plan. That's some

21 type of plan.

22 MR. WUELLNER: This -- I don't know how to

23 explain it any better. This isn't creating

24 patchwork. This is cleaning it up.

25 CHAIRMAN GREEN: Uh-huh.

1 MR. WUELLNER: And if you don't -- you know,
2 if you don't fill in the blanks, you've got all
3 these blanks to fill, or you're forced to this --
4 either the decision of eminent domain, which I
5 understand no one wants to do, including myself,
6 or never being able to develop the property, or
7 waiting that time line out for however many years.

8 CHAIRMAN GREEN: Well, what does it hurt if
9 we do what Buzz says and send something out this
10 week and it's on the agenda for November and you
11 come back and say, 22, 23, 24 said take a hike,
12 you know, 14 possible --

13 MR. GEORGE: No response from 14 or whatever.

14 CHAIRMAN GREEN: Yeah. And then we'll have a
15 better idea of what we're up against. Because I
16 think -- I agree with you. I mean, I've been on
17 this board long enough.

18 We need to purchase these when we can,
19 especially when we have the funds. And these

20 people want to sell their properties. But that
21 would put peace of mind, saying these properties
22 possible, not possible. We could reallocate some
23 of the money if those --

24 MR. GEORGE: Exactly.

25 MR. GORMAN: At least you have a plan. You'd

1 have some status available.

2 MR. WUELLNER: Okay. We'll do that. We'll
3 do that.

4 MS. BARRERA: Along with getting an updated
5 appraisal on these two properties so that we have
6 the latest appraisal so that if -- if we decide to
7 go ahead with these two properties, we have the
8 numbers.

9 MR. GEORGE: That's a good idea, Kelly.

10 MR. WUELLNER: We can do that.

11 MR. GEORGE: Save another step.

12 CHAIRMAN GREEN: Ron?

13 MS. BARRERA: So that a decision can be made.

14 COMMISSIONER SANCHEZ: Would it be all right
15 if I say something?

16 CHAIRMAN GREEN: No, it's okay. Pop up
17 quick.

18 COMMISSIONER SANCHEZ: The best time to buy
19 the property is when you don't seem to need it.

20 You send letters out to all of these people, you
21 raise the price like crazy. All of them will say
22 the airport wants this, so it's worth more money.
23 I -- I think the intention is good, but I
24 think the result will be devastating. Even the
25 people that have agreed to sell their property,

1 their price will go up. Especially if you send
2 out a letter saying we've got money and want to
3 spend it.

4 MS. BARRERA: I agree with Ron.

5 COMMISSIONER SANCHEZ: I mean, we had a
6 problem in St. Augustine Beach. They asked for
7 our help on a piece of land out there. As soon as
8 the county got involved, the price went up \$2
9 million. I mean, just like that.

10 So, you're going to -- you know, you're in a
11 time when some of these people might want to sell
12 property. You have people offering the property.
13 If you buy the property that's being offered and
14 any of those other people are interested, they're
15 going to come to you and say I'm interested, too,
16 because they know you're buying. But if you
17 commit to the fact that you want the property,
18 then you've raised the price and you made it a lot
19 more difficult for yourself. I mean, can you buy

20 all of it at one time?

21 CHAIRMAN GREEN: No.

22 MR. GEORGE: No.

23 CHAIRMAN GREEN: We don't have the funds.

24 COMMISSIONER SANCHEZ: I think you're asking

25 for problems, then. I really do. And the more

1 you buy, the more the rest of it goes up in value.

2 I mean, I'm just, you know, trying to look at
3 it as an outsider, a logical sense. And I don't
4 normally offer this, but it's just some things you
5 probably need to think about. Any time someone
6 thinks you want the property, you're going to pay
7 more for it.

8 So, you need to consider these -- the people
9 that are willing to sell. If you buy it, anyone
10 else that wants to sell, you don't need to send
11 them a letter; if they want to sell, they're going
12 to be contacting you, too. Be sure you keep the
13 appraised value factor in there at all times.

14 CHAIRMAN GREEN: Current.

15 COMMISSIONER SANCHEZ: That would -- and keep
16 in mind appraised values right now are down
17 considerably, and are going further.

18 CHAIRMAN GREEN: That's why I said current.

19 COMMISSIONER SANCHEZ: About 20 percent this

20 year.

21 CHAIRMAN GREEN: Kelly? Thanks, Ron.

22 MS. BARRERA: And -- and just to add to what

23 Ron said, we had also -- we're also sending a

24 message that we're in an aggressive buying period,

25 which we're not. We're taking -- we're looking at

1 taking advantage of an opportunity that's been
2 presented to us. That's different than
3 aggressively going out and soliciting.

4 With -- with the limited funds that we have
5 for this and the limited funds that we have to
6 match this, I think that we'd be wise to try to
7 move forward with the two properties that are
8 here. That's -- that's my suggestion to
9 contemplate.

10 CHAIRMAN GREEN: Do you want to try a motion
11 again? Since we've had this discussion.

12 MS. BARRERA: Is there any other discussion?

13 CHAIRMAN GREEN: Buzz, does that bring up
14 anything else?

15 MR. GEORGE: I think that Mr. Sanchez brings
16 up a very valid point. And when you tie that with
17 the -- we're not really interested in going out
18 and wholesaling, you know, or purchasing a lot of
19 property, then we get the bad name of, well, you

20 yanked my chain and then you didn't come through

21 and so what the devil is going on?

22 I still believe that the land that we

23 purchase should be contiguous to the area that we

24 already have.

25 MS. BARRERA: But it is.

1 MR. GEORGE: Contacting the owners of 21, 22
2 and 23 is not the same as contacting all of the
3 other property owners. And that gives us one
4 block that's in there. I -- I can only vote on
5 something that says that that's what we're going
6 to try first.

7 CHAIRMAN GREEN: Well, if you want to make a
8 motion, that's fine. I think we're all in
9 agreement we want current appraisals, though.

10 MR. GEORGE: Yes. Right. I make a motion
11 that we go out to Lot 21, 22, 23, along with the
12 lot that's behind Mary -- what is that lot number,
13 Mary? I can't read it.

14 CHAIRMAN GREEN: The top one?

15 MR. GEORGE: Yeah, the top green one.

16 MR. WUELLNER: I think it's --

17 MR. GEORGE: With the idea that if -- if that
18 is not a doable project, then we come back to the
19 board and we talk -- we develop the plan for the

20 next use of that money. Because one of the other
21 plans, you know, is 12 to 15 to 20 years from now,
22 is property that's way on the other side of U.S. 1
23 for another airport.

24 If we have the \$500,000 in DOT funds
25 available and we can't find something that fits

1 with our plan for the west of Casa Cola, then we
2 take those funds and go somewhere else for the
3 other plan, as long as that makes sense.

4 CHAIRMAN GREEN: Okay, Buzz.

5 MR. GEORGE: To restate it --

6 CHAIRMAN GREEN: Okay.

7 MR. GEORGE: -- I make a motion that we
8 authorize staff to proceed with the appraisal of
9 the two green pieces of property and the
10 contacting of the owners or owners of Lot 21, 22
11 and 23 and see if they would be interested in
12 selling. If so, getting an appraisal on that and
13 bringing that back to this board.

14 CHAIRMAN GREEN: Uh-huh.

15 MR. GEORGE: And then we'll decide the
16 direction we want to go. But that keeps it all
17 contiguous.

18 CHAIRMAN GREEN: And it's not a mass mailing.

19 MR. GEORGE: It's what?

20 CHAIRMAN GREEN: Not a mass mailing. You're

21 just --

22 MR. GEORGE: No. Exactly, right.

23 MR. WUELLNER: Contacting the one owner.

24 CHAIRMAN GREEN: Do they -- one owner?

25 MR. WUELLNER: It's one owner.

1 CHAIRMAN GREEN: It's one owner? Okay.

2 Well, that even limits it.

3 MR. GEORGE: But that could get the message

4 out that the Airport's interested in acquiring

5 land, but we're going to acquire land that is

6 contiguous to the area that we already have. That

7 it's got to fit in with our overall plan.

8 CHAIRMAN GREEN: Okay. Is there a second?

9 MS. BARRERA: I'll second it.

10 CHAIRMAN GREEN: Any further board

11 discussion?

12 MR. GORMAN: I'll vote for anything that

13 sounds like a plan.

14 CHAIRMAN GREEN: Okay. All in favor of the

15 motion, say aye.

16 MR. GEORGE: Aye.

17 MS. BARRERA: Aye.

18 MR. GORMAN: Aye.

19 CHAIRMAN GREEN: Opposed? I'm opposed, but

20 most passes three to one.

21 ENVIRONMENTAL ASSESSMENT CONTRACT

22 MR. WUELLNER: Okay. The next item I have is

23 the contract award for the EA, the environmental

24 assessment for 13/31 safety areas.

25 The FAA -- this is a required study. It's

1 required to be done before we do repairs to the
2 safety area along the eastern edge of 13/31.

3 That's the yellow area. I'm going to try not to
4 put that this in your eye here.

5 CHAIRMAN GREEN: That's all right.

6 MR. WUELLNER: Right -- right in this area.

7 It also includes the environmental assessment
8 required to -- prior to building Taxiway Bravo.

9 It has a rather large consulting team
10 involved. Passero being the lead agency, however,
11 they have significant contract work with LPA and
12 several other firms in this job.

13 It is an FAA-funded project that will likely
14 take about a year to complete and will result in
15 hopefully a determination either of no significant
16 impact or will result either way in a permissible
17 project with the various alphabet agencies.

18 Again, it covers both the safety area and
19 Taxiway B. It's funded by FAA already. You have

20 executed the grant for that. It's a -- 95 percent
21 of the \$740,000. So FAA's picking up \$703,000 of
22 the study.

23 It is ready to go now. The study design has
24 been approved by FAA. And we're recommending that
25 you go ahead and award that contract to Passero

1 for the EA for runway 13/31.

2 CHAIRMAN GREEN: Public comment? I have
3 Herb.

4 MR. RIPPE: No. Pass.

5 CHAIRMAN GREEN: Reba?

6 MS. LUDLOW: Yes. Yeah, Reba Ludlow. I
7 wanted to ask, this is just on the deciding how
8 you're going to resurface it? Is that the end of
9 that? This isn't it?

10 MR. WUELLNER: No.

11 MS. LUDLOW: Okay. This is on the -- the
12 wetlands.

13 MR. WUELLNER: Correct.

14 MS. LUDLOW: Extending taxiway Bravo.

15 MR. WUELLNER: Yes.

16 MS. LUDLOW: But that doesn't have anything
17 to do with the other end of 13.

18 MR. WUELLNER: No, it does not.

19 MS. LUDLOW: This is something --

20 MR. WUELLNER: This one does not.

21 MS. LUDLOW: -- totally separate.

22 MR. WUELLNER: Correct.

23 MS. LUDLOW: Okay. I'm clarified.

24 CHAIRMAN GREEN: I have no other public

25 comment. Oh, Joe?

1 MR. LOPINTO: Is there -- and I think we've
2 talked about this before, but will there be
3 specific language with respect to the possibility
4 of additional lighting facilities at the approach
5 end of runway 31?

6 MR. WUELLNER: That's a good question. Yes.
7 I'm being told by the experts yes.

8 MR. LOPINTO: So that we're not precluding
9 ourselves, if needed, to go for funds for
10 additional lighting facilities.

11 MR. WUELLNER: Correct.

12 MR. LOPINTO: Okay. Thank you.

13 CHAIRMAN GREEN: Michael?

14 MR. SLINGLUFF: I -- one, I'm glad to see
15 that we're looking at some -- some of our primary
16 infrastructure here. The environmental assessment
17 is critical to maintaining that runway. And
18 without it, we will lose the runway, which is much
19 like losing Route 1.

20 But I do hope that the scope is
21 all-encompassing for the expansion of the taxiway,
22 runway lighting system and any of the other things
23 that we can get out of these guys while they're
24 here. So we can get the runway back up to top
25 notch.

1 CHAIRMAN GREEN: Hear that, Andrew? We're
2 going to get every penny out of you. Okay. No
3 more board -- public discussion. Board? Jack?

4 MR. GORMAN: We've got to -- we've got to
5 finish Taxiway B. I mean, it's hilarious. I
6 watch all day long outside of the tower people
7 that -- that can't back-taxi down Taxiway B.
8 They're -- they're told to take off at the
9 intersection, and so two-thirds of the runway is
10 not accessible to them. So anything that fixes
11 taxiway B, we've got to do. So --

12 CHAIRMAN GREEN: Is there a motion?

13 MR. BRUNSON: I make a motion that we approve
14 that.

15 CHAIRMAN GREEN: Approve?

16 MR. GORMAN: Approve the environmental
17 assessment.

18 CHAIRMAN GREEN: Staff recommendation.

19 MR. GORMAN: As staff -- as staff's

20 recommendation.

21 CHAIRMAN GREEN: Is there a second?

22 MS. BARRERA: Did you have any comment?

23 MR. GEORGE: I have some comments.

24 CHAIRMAN GREEN: Oh, I'm sorry.

25 MR. GORMAN: Oh, I'm sorry.

1 MR. GEORGE: Whatever we do in that area has
2 to have a personal letter to Mr. Al Sesona,
3 telling him what we are doing and telling him of
4 the potential outcome.

5 We promised that to him, you and I did, and I
6 think it needs to be there, and I think Mr. Jerry
7 Cameron was part of that meeting. I don't know if
8 he's still involved or not. But I think that he
9 and myself should be copied on that meeting,
10 because we -- we've got to keep Al involved in it.

11 MR. WUELLNER: Uh-huh.

12 MR. GEORGE: My only other comment is, we're
13 looking at an environmental assessment to the
14 east, you know, and to the west of the runway area
15 there.

16 Why not add the south so that we can get
17 ready for an 800-foot runway extension and not
18 have to mess around -- in the event Grumman comes
19 up with a project that requires a longer runway,

20 not have to mess around with the extension, you

21 know, going to the north to get rid of -- move

22 U.S. 1 and the railroad tracks?

23 MR. WUELLNER: Because there's essentially no

24 likelihood of FAA funding the additional study

25 area. FAA at this time does not see and we do not

1 have adequate justification to add that much
2 length to the end -- any length to the runway.
3 Our critical aircraft, our forecast critical
4 aircraft all require under the amount of pavement
5 we already have. So --

6 MR. GEORGE: Okay.

7 MR. WUELLNER: -- there's no way to get
8 there.

9 MR. GEORGE: But in anticipation of Grumman's
10 growth, which is good for the county, you know,
11 for everybody, the airport hired a consultant out
12 of Orlando to help us with the environmental
13 assessment that we were going to do. I think we
14 need to invite her back into understanding what
15 we're doing, just in case there are some nuances
16 that could be added.

17 MR. WUELLNER: She's a part of the team.

18 MR. GEORGE: Okay. Fine. That's -- that
19 answered that question. Okay.

20 CHAIRMAN GREEN: Okay. Jack still has a
21 motion on the floor to accept Staff's
22 recommendation. Do you want to amend part of it
23 to include Mr. Sesona and the --

24 MR. WUELLNER: We'll take care of that.

25 CHAIRMAN GREEN: You'll take care of that?

1 MR. GORMAN: I certainly -- I don't know if
2 we need to amend it, but that certainly needs to
3 be done as part of --

4 MR. GEORGE: I second Mr. Gorman's motion.

5 CHAIRMAN GREEN: Any further board
6 discussion?

7 (No further discussion.)

8 CHAIRMAN GREEN: All in favor of accepting
9 Staff's recommendation and direction, say aye.

10 MR. GEORGE: Aye.

11 MS. BARRERA: Aye.

12 MR. GORMAN: Aye.

13 CHAIRMAN GREEN: Aye. All opposed?

14 (No opposition.)

15 CHAIRMAN GREEN: None opposed. Motion
16 passes.

17 RUNWAY 13/31 ANALYSIS & PRELIMINARY DESIGN

18 MR. WUELLNER: The next item I have is for
19 the 13/13 pavement analysis, which is what Ms.

20 Reba wanted to speak to.

21 This provides for a detailed review of the
22 methodologies that might be appropriate for
23 essentially coming up with a rehabilitation of
24 that runway.

25 The pavement -- the pavement age is now in

1 excess of 20 years. We are noticing significant
2 reflective and/or alligator cracking on the north
3 end. While some of that is in the short period
4 repairable, long term it points to issues that
5 need to be resolved.

6 And this purpose of this study is to come up
7 with the best -- best methodology, evaluate the
8 costs and alternatives of those methods, and to
9 make a recommendation, including the cost analysis
10 and the grant programming related to getting
11 that -- that work done in the future. And that
12 will include things like looking at overlays --
13 milling and overlays, looking at white topping,
14 which is a concrete overlay of sections of this.
15 Those things will be evaluated as a part of it.

16 They'll do preliminary design as necessary to
17 make sure that it can be -- that the project as
18 recommended could be accomplished there. But it
19 will fall short of actually doing it or -- doing

20 the engineering, or actually facilitating the

21 construction work.

22 This is an FDOT project. We are -- we get 50

23 percent of the contract value up to \$200,000 on

24 this project. And we are recommending award to

25 Passero at \$185-, \$185,000, to which we get 50

1 percent from FDOT at this point.

2 Later on, the next phase of this would end up
3 with an FAA project, which would facilitate the
4 design, the final design, and the construction
5 of -- once the values are determined and the like,
6 and we'll be programming that with FAA so that the
7 work can be accomplished after we decide what it
8 is that needs to be done.

9 CHAIRMAN GREEN: Okay. Public comment, Reba?

10 MS. LUDLOW: I am all for this.

11 CHAIRMAN GREEN: Okay. Joe, I have you, too.

12 MR. LOPINTO: At what point, Ed, would there
13 be inputs from the users of the airport here
14 reflecting their needs for the usage of the runway
15 and any potential plans?

16 Obviously this is not something that does --
17 that's overnight. It's going to be over a long
18 period of time. So, at what point would you be
19 seeking or Passero be seeking their input?

20 MR. WUELLNER: I -- I'm not exactly sure what
21 kind of input you're -- what you're thinking. If
22 it's related to methodologies as it would relate
23 to closure --

24 MR. LOPINTO: Yes.

25 MR. WUELLNER: -- then it would be after the

1 method of determination is made -- or method of
2 approaching this project is made. So, toward the
3 end of this.

4 It would be -- the coordination effort would
5 actually go into the next phase. After we've done
6 or are now going into final design of the project,
7 at that point, coordination needs to be -- it
8 needs to be undertaken because -- especially if we
9 get a target date for grant funding for the
10 construction, because it's all hinged on a
11 construction date.

12 And we don't know what that is because we
13 can't pro -- it's still probably conservatively a
14 year away from even sitting down with users,
15 having some idea of when we're expecting the FAA
16 money and when it would -- when we'd have to work
17 out a schedule with the users, whether it's --

18 MR. LOPINTO: Would that --

19 MR. WUELLNER: -- nighttime hours only or

20 whatever.

21 MR. LOPINTO: Would that make -- I know you

22 have your quarterly operational meeting.

23 MR. WUELLNER: Absolutely.

24 MR. LOPINTO: That maybe start to lay that

25 idea in front of them, saying we're going to be --

1 you'll be coming back to them in the year's time
2 or less so that they are aware that it's not a
3 sudden askance for input.

4 MR. WUELLNER: Yeah. I think we made them
5 aware of the -- of the likelihood of a project
6 with an unknown date about, not this last meeting,
7 but the meeting before. But it is certainly
8 something that we can update every quarter or
9 every two months as we meet with that group.

10 MR. LOPINTO: Thank you.

11 CHAIRMAN GREEN: Thanks, Joe. Michael?

12 MR. SLINGLUFF: Again, this is really
13 critical infrastructure for us, and I don't think
14 the numbers are very big considering what the
15 runway does for us.

16 We are getting more and more complaints,
17 almost on a weekly basis, on how rough the runway
18 is getting. The larger airplanes are very high
19 pressure in the tires. It can be a very -- I

20 mean, people come in and say it's like a bumpy
21 road out there. Little airplanes, you don't feel
22 it, but you taxi down there in a jet and you
23 definitely feel it.

24 MR. WUELLNER: North end particular.

25 MR. SLINGLUFF: Yeah.

1 MR. WUELLNER: It's -- it's gotten pretty

2 bad.

3 CHAIRMAN GREEN: Okay. I have no more public

4 comment. Board comment?

5 MR. GORMAN: With a comment like

6 Mr. Slingsuff's, again, we haven't got any choice.

7 We need to do it.

8 CHAIRMAN GREEN: Buzz, anything?

9 MR. GEORGE: I hate to bring everybody back

10 to budgets, but you're asking -- you're asking the

11 board to approve the expenditure of \$92,500.

12 That's our 50 percent of that. Is that over and

13 above what we had in the budget?

14 MR. WUELLNER: No. It -- it's a budgeted

15 project.

16 MR. GEORGE: Okay.

17 MR. GORMAN: That's a good question. Thank

18 you.

19 CHAIRMAN GREEN: Yeah, I want to make sure it

20 was \$92-, because it says FDOT --

21 MR. WUELLNER: Well, it's shown in the budget

22 at \$250,000, I believe.

23 CHAIRMAN GREEN: Okay. That's what I thought

24 it was.

25 MR. WUELLNER: What, \$200-?

1 CHAIRMAN GREEN: Uh-huh. Okay. Motion?

2 MR. GEORGE: Make a motion we accept staff
3 recommendation and proceed.

4 CHAIRMAN GREEN: Second?

5 MS. BARRERA: I'll second it.

6 CHAIRMAN GREEN: Further discussion? Buzz?

7 MR. GEORGE: There's one thing that I heard
8 of an airline when they came in and it was bouncy,
9 the stewardesses -- I shouldn't say that? Okay.

10 COMMISSIONER SANCHEZ: I'm glad you didn't
11 say it.

12 MR. GEORGE: Oh, come on. It's a nice story.
13 The flight attendant. How about that? All right.
14 Forget it.

15 CHAIRMAN GREEN: All the Nease High School
16 students are going to see this, Buzz.

17 MR. WUELLNER: I don't know that I know this
18 one, but I'm sure I don't want to hear it.

19 CHAIRMAN GREEN: Okay. It's not going

20 anywhere? All right. Then you can tell it.

21 MS. BARRERA: No.

22 COMMISSIONER SANCHEZ: I think we got it,

23 Buzz.

24 MR. GEORGE: Yeah, good. Okay.

25 CHAIRMAN GREEN: All right. I have a first

1 and a second. Any other pertinent board

2 discussion?

3 MR. GORMAN: Hopefully not.

4 CHAIRMAN GREEN: All in favor of the motion,

5 say aye.

6 MR. GEORGE: Aye.

7 MS. BARRERA: Aye.

8 MR. GORMAN: Aye.

9 CHAIRMAN GREEN: Aye. All opposed?

10 (No opposition.)

11 CHAIRMAN GREEN: Motion passes. I'm just

12 picking on you, Buzz.

13 SOUTH DEVELOPMENT - SITE PLAN DISCUSSION

14 MR. WUELLNER: Okay. As -- as we mentioned

15 at the last meeting, we've sort of further refined

16 a little bit. And to refresh your memory, the

17 south development area, potential project

18 discussion here.

19 One's finished office space at about 6,000

20 square foot. There's about 10,000 square foot of
21 space that's going to be further refined. It's
22 just -- that's what we're throwing out there. And
23 about a 4,000 square foot public use building down
24 there that would -- we would request that if you
25 approve this direction, that we roll into it for

1 purposes of taking advantage of it in the -- in
2 the construction side.

3 It is not grant eligible in itself, but it
4 is -- it would make a good addition in terms of
5 taking advantage of cost. Project budget for the
6 hangars and office space is about \$2.5 million
7 with \$800,000 additional for a public building at
8 this point estimated.

9 Projected tenant, 20-year return to refresh
10 your memory, is about a little over 7 percent.

11 Projected cash flow is about \$4.4 million, in
12 round numbers, over the next 20 years. Rental
13 rates are at \$15 for the office space.

14 We do have, as we mentioned, some people
15 interested in the office space. We have spoken to
16 them about the rate. They do not have a problem
17 with that rental rate. And at \$7 for commercial
18 hangar space for the hangars themselves.

19 This -- and again, this could be completed --

20 if we move forward tonight or within the next few
21 months, we could get this thing constructed by the
22 end of this next calendar year. So, toward this
23 time next year, we would be close to finished.

24 This is a revised drawing. This one's
25 been -- been colorized, but it kind of illustrates

1 what we were thinking in terms of the layout.

2 The commercial hangar space is in this area,
3 which are a common -- office area with common
4 restrooms, common lobby area, and adjacent to
5 the -- to this -- to the -- to the hangar areas
6 there. This would be strictly office space,
7 primarily used for flight instruction, in terms of
8 office space, class space, things like that.

9 Again, two -- two or three units could be
10 constructed in this in terms of leasable units.

11 And will include common restrooms, very similar to
12 most office -- modern office buildings, common
13 restrooms and lobby areas. Then to the immediate
14 right would be the public use building. All of
15 these -- these two buildings are adjacent to the
16 apron area that's constructed down there.

17 Access would be off of Indian Bend. Parking
18 along the road edges. Additional parking down
19 here. You start picking up the park on the south

20 end here. Fence line for the park would run
21 along -- likely run along the edge of the road
22 here. At this point, this would be the access
23 road, eventually tying into the ARFF facility
24 later on. It would not be constructed that far in
25 this phase.

1 This is the general concept layout down
2 there. We're showing 80 x 80 size hangar
3 buildings, which are 6,400 square foot, with a
4 little bit of office, putting you in about a 7- to
5 8,000 square foot kind of rental range when you --
6 when you put those together. Those could be
7 configured differently. This is just to show you
8 where we were thinking and how we'd like to lay it
9 out.

10 So we'd love to have your input on what --
11 what's the -- there's not a lot of leverage in
12 moving it dramatically, but some tweaking can be
13 made. And this also preserves again -- there's a
14 nice stand of trees that sits down there adjacent
15 to the apron. It preserves that area. Work
16 around a number of smaller, you know, less
17 substantial stands, but they're there.

18 You can see by the footprint here, because
19 this is overlaid on the tree survey, that we don't

20 impact a lot of trees that are in the location as

21 it is. There's only a couple of trees in this

22 building area that absolutely would have to come

23 down, and they're smaller elms. So, input away.

24 CHAIRMAN GREEN: Okay. Public comment?

25 Reba.

1 MS. LUDLOW: No comment.

2 CHAIRMAN GREEN: Okay. Herb?

3 MR. RIPPE: Yeah. Herb Rippe. I'm curious,

4 Ed. What is the cost of the public use building,

5 and what would the revenue stream be?

6 MR. WUELLNER: Public use building would not

7 have a revenue stream with it. This would --

8 there's some discussion about whether the Airport

9 Authority might want to use that space for future

10 meetings and keep us from having to build

11 additional office space at the airport here.

12 So we'd convert space in this room -- in this

13 building back into our -- or into office space in

14 lieu of building additional buildings. It would

15 also let us get out of the second floor of the --

16 get Bryan's office from across the -- across the

17 way and get that over here, also.

18 But it also houses -- in a small office,

19 there would only be permanent locations for, we're

20 talking an office size space, maybe 12 x 12,
21 something like that, leased to the groups like
22 Pilots Association. They currently lease space
23 from us. This would be space they would lease in
24 lieu of where they are now.
25 There's Coast Guard Auxiliary. There's Civil

1 Air Patrol. These groups would have a small
2 office unit as a part of this building.

3 Otherwise the facility's available for the
4 tours we give, the -- you know, the other public
5 meetings that are continually in this building and
6 using this office space. So provide a new home
7 for all of those things.

8 CHAIRMAN GREEN: Okay. Joe?

9 MR. LOPINTO: With reference to the public
10 facility, I -- I can think of two functions that
11 would come to the St. Augustine Airport
12 periodically, and Matt could probably help me out
13 on this as well.

14 There are many pilot organizations that
15 always look for facilities to have local training
16 events, sometimes involving as much as two to
17 three days and 20 to 40 airplanes. And
18 St. Augustine has always had constraints with
19 respect to ramp space so that they don't conflict

20 with many of the corporate large and turbine
21 airplanes. And more importantly, public use space
22 for classrooms.

23 So, when you think about in the aggregate
24 over the course of the year between the Cirrus
25 family of aircraft and the Cessna and the Bonanza

1 family of aircraft, you can provide a -- I don't
2 know exactly what the numbers are, but it wouldn't
3 be surprising to see about six figures in the
4 course of the year. Not mentioning also the added
5 activity of the airplanes utilizing hotels while
6 these pilots are here. Thank you.

7 CHAIRMAN GREEN: Okay. Michael?

8 MR. SLINGLUFF: No comment.

9 CHAIRMAN GREEN: Okay. Okay. No more public
10 comment. Board comment? Jack, he got his hand
11 up.

12 MR. GEORGE: All right. I strongly object to
13 the method that this whole project has taken. We
14 as board members need to understand what the needs
15 of different groups are. And when we go off and
16 have an operational committee that doesn't include
17 the entire board, I'm going to sit here and try to
18 defend something we're doing that I didn't have
19 anything to do with the development of it.

20 MR. WUELLNER: What's -- what operational
21 committee are we speaking?

22 MR. GEORGE: Well, the southern development
23 area discussion. Discussion with who?

24 MR. WUELLNER: This board. That's why we're
25 here today. There's no other --

1 MR. GEORGE: This board has had -- I missed
2 one meeting.

3 MR. WUELLNER: This is at least --

4 MR. GEORGE: This board has had a big
5 discussion on how that whole southern area
6 development is going to be laid out?

7 MR. GORMAN: Not much.

8 MR. GEORGE: I don't think they have, either.

9 MR. WUELLNER: You asked us to come up with
10 suggestions on how to develop it. That's why
11 we're here. That's what this last three months
12 have been about. We've had --

13 MR. GEORGE: Go ahead. You've had who?

14 MS. BARRERA: He's -- we've had several
15 slides on this.

16 MR. WUELLNER: We -- we've done this as an
17 agenda item for the last three months. This isn't
18 the first time this has been brought up and it --
19 this is the first time to this level of detail.

20 We keep adding detail each time we've brought it

21 back to keep talking about it.

22 MR. GEORGE: What is the operational

23 committee that I've heard you talk about that you

24 get together once a month?

25 MR. WUELLNER: It's a -- it's the user

1 group -- users on the airport. We meet and
2 discuss day-to-day operational issues, such as
3 pavement closures, maintenance work that needs to
4 be done. General issues.

5 We need to bring them up to speed on
6 emergency planning and environmental issues and
7 the like where they have obligations under their
8 leaseholds. We meet with them every two months
9 and sit around --

10 MR. GEORGE: I got the -- I got the
11 impression that there were a lot of discussions
12 also going on about public use facilities, about
13 how the park was going to be laid out, which side
14 of the road the fence is going to be on.

15 MR. WUELLNER: Yeah.

16 MR. GEORGE: These are things that this board
17 needs to be involved.

18 MR. WUELLNER: Uh-huh. I agree. And the
19 quest -- we had two direct questions at the

20 operational meeting, which came from Pilots
21 Association, and they were related to, was the --
22 was the Airport Authority continuing to move
23 forward with discussing and developing this south
24 plan to include this public use building?
25 And then the question was asked, in placing

1 this building, will there be public access to this
2 building? Meaning could you drive up in a car as
3 well as be able to get there to -- with an
4 airplane to the area. And my answer to them was,
5 yes, there -- that the Authority continues to talk
6 about the project. The Airport Authority, as we
7 talk about the building, would include access by
8 both methods, automobile as well as aircraft
9 access. It's still not defined because --

10 MR. GEORGE: Okay. Well, I guess what I --
11 my concern, Ed, is that we're being asked to
12 review the conclusion of someone else's work where
13 we did not get involved in the discussion of how
14 this is going to be and how that's going to be.

15 MR. WUELLNER: I -- you know, I respectfully
16 disagree with you. We have had some level of
17 discussion for the last two months, including
18 graphics about the general areas and the like.

19 And after last month's direction, we moved

20 forward with bringing this back to you to talk
21 about a con -- more detailed conceptual plan of
22 the area.

23 MR. GORMAN: Let me say something real quick.

24 MR. GEORGE: Okay. All right.

25 CHAIRMAN GREEN: Jack?

1 MR. GORMAN: Yeah, let me say something --

2 MR. WUELLNER: I mean, this was presented
3 last month and the month before, giving you an
4 idea of what the development would look like down
5 there.

6 MR. GORMAN: Yeah. Let me say something.
7 Let me reassure Mr. George that if he's not
8 comfortable with the discussion and we have to
9 make a decision now, that we do not have to be
10 building --

11 CHAIRMAN GREEN: No, no. This is just
12 discussion.

13 MR. WUELLNER: It's only discussion.

14 MR. GORMAN: We don't have to be building
15 something every second, and I would like him to be
16 comfortable with the decision.

17 MR. WUELLNER: There is no hurry in it.

18 MR. GORMAN: Right. Thank you, Mr -- okay.

19 The second thing is, is that just in

20 discussion of this layout, is this -- this is just
21 one -- didn't -- I remember requesting a
22 two-building versus three-hangar layout, you know,
23 would be apropos for the -- you know, three 3000s
24 versus two, you know, 5000s, and is this going to
25 be part of what you're going to present here?

1 MR. WUELLNER: Actual -- actually, this is
2 the only iteration. These buildings that you're
3 referring to, the two and three, I lost my --
4 these up here, these can be configured any way you
5 want, whether they're in small --

6 MR. GORMAN: Whether they're the big three
7 3,000 --

8 MR. WUELLNER: -- you know, 3,000 units or --
9 again, these are not engineered. This is laid out
10 to --

11 MR. GORMAN: Right.

12 MR. WUELLNER: -- with consideration to the
13 trees and the like. These are the available areas
14 to make something work.

15 MR. GORMAN: Okay. My comment number two
16 would be if in fact you built a 6,400 square foot
17 hangar, what type of business would that try to --
18 would that attract? Because that is general
19 aviation. Those are rather large for general

20 aviation, I think.

21 MR. WUELLNER: Actually not.

22 MR. GORMAN: Really?

23 MR. WUELLNER: You're -- you just talked to a

24 small aircraft entity today needing 9,000 square

25 foot.

1 MS. BARRERA: Two.

2 MR. WUELLNER: Two of them, actually.

3 MR. GORMAN: So you're saying --

4 MR. WUELLNER: Airport maintenance --

5 MR. GORMAN: -- this would be for -- you're

6 saying these would be maintenance facilities?

7 MR. WUELLNER: These were -- these were

8 designed -- or the concept originally was we have

9 people looking for light aircraft -- we had

10 several businesses looking for --

11 MR. GORMAN: Okay. That's fine.

12 MR. WUELLNER: -- light aircraft maintenance

13 businesses. This is sized about that --

14 MR. GORMAN: Okay. So -- so, to clarify,

15 these two buildings here with office space between

16 the 6400s could be configured like they are or

17 they could be configured, reconfigured into two

18 3,000s. My --

19 MR. WUELLNER: Absolutely.

20 MR. GORMAN: My own thought --

21 MR. WUELLNER: You can build one not the

22 other. You can --

23 MR. GORMAN: -- and I'll be done with it --

24 CHAIRMAN GREEN: Okay. Guys, I'm sorry.

25 Janet's having a hard time here trying to keep

1 everybody straight.

2 MR. GORMAN: I'll say. Right. In other
3 words, my own thought, and I'll talk a little
4 slower, is that small business -- many small
5 businesses, and that's -- that's first on my
6 agenda, is growing small businesses start just
7 like Mr. Gene Powers' business did. In other
8 words, they start small. They start with a 3,000.
9 Then after a while, they need something bigger.

10 So I would like to see some -- you know,
11 smaller areas available for maintenance that --
12 and I remember talking to you about this, that it
13 could be grown later.

14 MR. WUELLNER: Uh-huh. Largely, that's what
15 H and I row do --

16 MR. GORMAN: Okay.

17 MR. WUELLNER: -- is -- normally is the 3,000
18 foot entrance step if you will. Then we're
19 looking at 6's and, you know, maybe a -- maybe as

20 ultimately as big as a 10,000 in some locations

21 for some types of businesses.

22 But the 6,000 kind of number is a good -- a

23 good -- I don't see how you do aircraft

24 maintenance on any less than 5-, 6,000 square

25 foot. It's just not enough floor space to make

1 enough --

2 MR. GORMAN: But from a business sense, my --

3 I -- I would disagree with you in the fact that

4 when you start a small business, in other words,

5 different types of small business, cash flow-wise,

6 you could rent 3,000 and you rent --

7 MR. WUELLNER: No argument there.

8 MR. GORMAN: That's just a thought.

9 MR. WUELLNER: All I'm saying is you know

10 that a business of that type is going -- is going

11 to very quickly, if they're doing -- doing a

12 decent job, going to quickly go through a 3,000

13 square foot requirement.

14 MR. GORMAN: And you would --

15 MR. WUELLNER: -- whether it's next step 6-

16 or 5- or 9- --

17 MR. GORMAN: Right. And I remember we did

18 have a discussion where you could have a building

19 designed where if you did have a 3,000 square foot

20 building, that it would not stop you from just

21 doing a very quick addition.

22 MR. WUELLNER: Well, and it's perfect time

23 for discussion because the other side of this, you

24 can build -- we could -- we could create

25 methodologies of building to where you only build

1 say the front edge --

2 (Noise interruption.)

3 MR. GORMAN: Maybe that's a nuclear alert.

4 MR. WUELLNER: I don't know. But anyway,
5 where you could add on to the building on the back
6 end.

7 The issue to us is to create a layout that
8 lets it be expanded. You don't have to build
9 6,000 twice here. You could build two 3,000s with
10 the ability to get that to 6,000 square foot
11 without having to lose the product investment that
12 we have.

13 MR. GORMAN: I'll be done. For discussion
14 purposes, I'd like to see different layouts,
15 myself.

16 MR. WUELLNER: There's not a lot
17 property-wise you can do. Now, we could swap --

18 MR. GORMAN: Oh, no. As far as your --

19 MR. WUELLNER: -- the locations.

20 MR. GORMAN: As far as your locations,

21 they're fine. I'd just like to see building

22 layouts, then, if we're going to go, like -- like

23 Mr. George says, be comfortable with what we're

24 doing here.

25 MR. WUELLNER: Yeah, that's -- I have no --

1 we have absolutely no problem --

2 MR. GEORGE: Well, the way it's drawn, you
3 couldn't put hangar doors for two 3,000s. You'd
4 have to --

5 MR. WUELLNER: Correct.

6 MR. GEORGE: -- move it around to the side.

7 MR. WUELLNER: You'd either have to put them
8 side by side --

9 MR. GEORGE: You'd have to do it some other
10 way.

11 MR. WUELLNER: Right.

12 MR. GEORGE: Can I?

13 CHAIRMAN GREEN: Yeah.

14 MR. GEORGE: At one time, we were discussing
15 the fire facility --

16 MR. WUELLNER: Yeah.

17 MR. GEORGE: -- and having a public use area
18 next to it that would have the possibility of
19 using the second floor as an observation tower.

20 MR. WUELLNER: Uh-huh.

21 MR. GEORGE: During all of those discussions,

22 I think the direction of this board is, we want to

23 see what you're going to do on the whole southern

24 area to make sure that everything is -- is in

25 agreement -- that the board is in agreement with

1 what's happening there. I see one piece of it.

2 What's -- what's happening with the park and

3 everything? Because that goes with it.

4 MR. WUELLNER: I would say the balance of the

5 property here is park down to the large drainage

6 retention area at the end of Estrella here. At --

7 the other side of the drainage retention area, the

8 eastern north side is the ARFF facility itself.

9 There's still no reason that we can't

10 facilitate in the -- in the ARFF facility design,

11 the ob -- additional observation area that is a

12 part of the building design. The -- the trail and

13 all that related to the park all leads back to

14 that area. It's a -- it's also a good place to

15 work in restrooms or whatever.

16 MR. GEORGE: Well, I -- I would like to

17 reiterate that I would like to see the design of

18 the whole thing as opposed to a piece here.

19 Because the whole southern area around, you know,

20 the water was kind of critical of how we're going
21 to develop that in there. Even to the point of
22 where's the fence go? Does it go on the inside of
23 the road, the outside of the road? Somebody --
24 since we're doing surveys, somebody's obviously
25 made that decision.

1 One of the other things is, what is the
2 demand right now waiting list for 6,000 square
3 foot hangars?

4 MR. WUELLNER: You have at least two
5 maintenance shops that were interested in that
6 kind of space on our list.

7 MR. GEORGE: In addition to --

8 MR. WUELLNER: At least one's in addition.

9 MR. GEORGE: -- Wind Dancer and the other
10 one?

11 MR. WUELLNER: At least one's in addition to.

12 MR. GEORGE: So that would give us a total of
13 four.

14 MR. WUELLNER: Uh-huh. Again, I'm not saying
15 we build both at the same time.

16 MR. GEORGE: Okay. I understand that. But
17 we have one 3,000 square foot on --

18 (Noise interruption.)

19 MR. GEORGE: We have one 3,000 square foot

20 hangar that we can't rent. And so we're going in
21 for some other ones for two. Is there any way of
22 getting commitments from them with deposits prior
23 to doing --

24 MR. WUELLNER: Yes.

25 MR. GEORGE: -- building something like that?

1 MR. WUELLNER: Yes.

2 MR. GEORGE: Okay. Fine. That should be
3 considered.

4 Office space. How long did we sit with
5 office space in the terminal, you know, based on
6 the, yeah, we've got all sorts of people that want
7 office space? And it sat and it sat. And
8 Mr. Gorman every month was, well, what's
9 happening? Where's the PR? How are we going out?
10 So I'd like to see or hear something about the
11 demand for an office building back there.

12 MR. WUELLNER: These are in a sense already
13 committed. You've got two -- two light GA flight
14 schools that would like the space tomorrow.

15 MR. GEORGE: Okay. I guess that was told to
16 everybody on the board?

17 MS. BARRERA: At the last meeting.

18 MR. GEORGE: Or was it told in private
19 session or what?

20 CHAIRMAN GREEN: No, last meeting.

21 MS. BARRERA: No, it was at the last meeting.

22 MR. GEORGE: Oh, okay. The last meeting.

23 All right.

24 MR. GORMAN: Let -- let's just say that I

25 agree with Wayne. I'd like to see it -- you know,

1 let -- put this to bed a little bit. You know,
2 this layout, that layout, the possibilities of a
3 three-building maintenance, a possibility of a
4 two-building maintenance, and -- and so that he
5 feels and that would make me feel a little more
6 complete as to the total way this will work out
7 before we rush to spend any more money.

8 MR. WUELLNER: We can do -- we can do more
9 iterations --

10 CHAIRMAN GREEN: A big picture?

11 MR. GORMAN: Yes, thanks, a big picture.

12 MR. WUELLNER: -- and combine it on the
13 large -- the large drawings so you see how it all
14 fits in. No problem at all.

15 MR. GEORGE: In my discussions with the
16 flight school operations, they like to have their
17 airplanes right in front of them. Was there
18 consideration given to having that office building
19 down right across from the open parking area that

20 we have there?

21 MR. WUELLNER: It is.

22 MR. GEORGE: And he couldn't do it?

23 MR. WUELLNER: It is there. This is all

24 the -- despite the way it looks, this is all the

25 apron area here.

1 MR. GEORGE: Okay. See, I thought these
2 hangars right here and then we've got a row of
3 trees and this is where the ramp space goes --

4 MR. WUELLNER: Yeah.

5 MR. GEORGE: -- back to here.

6 MR. WUELLNER: Right. And all the way up,
7 uh-huh. This is all -- all apron up in this area.

8 MR. GEORGE: So would the office building
9 that the flight schools are going to use not be
10 more appropriate down here as opposed to here?

11 MR. WUELLNER: It can be made to work there,
12 sure. It's -- you'll have -- you're talking a
13 walking distance of a hundred feet.

14 MR. GEORGE: I'm talking what?

15 MR. WUELLNER: A walking distance difference
16 here of a hundred feet.

17 MR. GORMAN: It's -- it's a poor drawing,
18 honestly. I think that -- you take a look at
19 another drawing. I don't like the drawing,

20 either, because it doesn't really show where the

21 apron is in conjunction with the building.

22 MR. GEORGE: Yeah.

23 MR. GORMAN: That's really true.

24 MR. WUELLNER: Well, we'll present -- we'll

25 clean up all the extra stuff that's on it.

1 There's stuff on there that is just lending to
2 confusion.

3 CHAIRMAN GREEN: Yeah. I think they're
4 wanting a big --

5 MR. GEORGE: What are you asking out of us?

6 CHAIRMAN GREEN: -- big picture. Nothing.
7 Just discussion. But you want a big picture
8 visual so they can put the apron where it is
9 and --

10 MR. WUELLNER: That's exactly what we want to
11 find out, if you want different iterations,
12 different locations.

13 CHAIRMAN GREEN: Yeah.

14 MR. GEORGE: I'd like to do it in the form of
15 a workshop, also --

16 MR. WUELLNER: We can do that.

17 MR. GEORGE: -- so that we can invite the
18 other members of, you know, the community and the
19 flight schools that say they want it --

20 MR. WUELLNER: Okay.

21 MR. GEORGE: -- and come up with a plan.

22 MR. WUELLNER: Get a calendar and try to do

23 it before the --

24 CHAIRMAN GREEN: Yeah. We can set one at the

25 end of the meeting.

1 MR. WUELLNER: That's just -- I just don't --
2 for me, I just -- I hate to see you lose a lot of
3 development time.

4 CHAIRMAN GREEN: Yeah.

5 MR. WUELLNER: You need to spend as much time
6 as you need to, but at the end of the day, we'd
7 like to get something built by the end of next
8 year so it's producing revenue quicker. That's
9 all.

10 MS. BARRERA: People aren't going to wait
11 forever.

12 MR. GEORGE: Say that again.

13 CHAIRMAN GREEN: People aren't going to wait
14 forever, she said.

15 MS. BARRERA: For the space.

16 MR. GEORGE: It's not going to wait forever;
17 is that what you said?

18 CHAIRMAN GREEN: People won't.

19 MR. GEORGE: Oh.

20 CHAIRMAN GREEN: The demand.

21 MS. BARRERA: So I think if we schedule a
22 workshop, we should probably do it sooner than
23 later.

24 MR. WUELLNER: Try and do it before --

25 CHAIRMAN GREEN: Before the next meeting.

1 MR. WUELLNER: -- maybe earlier before the
2 next meeting.

3 CHAIRMAN GREEN: Right. Okay. All right.
4 Housekeeping?

5 MR. WUELLNER: Actually you've got one more
6 agenda item.

7 CHAIRMAN GREEN: Oh, I'm sorry. Oh, west
8 side, I'm sorry.

9 MR. WUELLNER: Again, it's just discussion.

10 WEST SIDE PROPERTY DISCUSSION

11 MR. GORMAN: I'm going to keep -- I had
12 called for this. I'm going to keep it brief
13 because I want to move it up to the next board
14 meeting because it's the end of this board meeting
15 and there's so many issues that we're not going to
16 discuss at all. Just let me stir the pot for just
17 a moment with that -- where is that one drawing we
18 had of the 10-year plan?

19 MR. WUELLNER: The --

20 MR. GORMAN: The one white drawing. I'm just

21 going to hold it up. There, that's --

22 MR. WUELLNER: Here. The front button.

23 MR. GORMAN: Here -- here's the 10-year plan.

24 This is -- building right here, this -- there's

25 been a lot of different push to move this road

1 over here.

2 I just got with Bunnewith, the director of
3 the TPO, the Transportation Planning Organization,
4 and as the latest iteration is this does stay
5 here, which would allow this runway still to be
6 built.

7 I personally think that this whole 10-year
8 plan has tremendous holes in it. That's just my
9 own personal opinion. It is not clear on this
10 drawing, but that you can see in this whole area
11 here that we have, if you want to use my
12 terminology patchwork quilt, it is a tremendous
13 patchwork quilt.

14 All of this area here is not owned by the
15 airport. It is -- there is a lot here. There's
16 another lot here. There'll be spaces in between.

17 And I think the board members in total need to --
18 need to actually look at a very clear picture of
19 how this land is used.

20 There are some -- there are some -- also, I
21 had a question with the TPO, the Transportation
22 Planning Organization. They wanted to know about
23 the intermodal facility. And there's half of
24 them -- just my own opinion, half of me says,
25 well, it's way too premature.

1 I mean, AMTRAK is not really a viable thing.

2 I rode it from San Francisco to Chicago, and it

3 was the craziest ride I ever had. However, it --

4 we've got -- but then the other half says -- I

5 mean, says, well, you've got to start somewhere.

6 I mean, we do need -- you know, we're going to

7 need rail. We're going to need bus.

8 So even though the bus and the rail don't

9 exist right in here, according to Mr. Wuellner --

10 is that -- is that right, Ed? Is where you had --

11 MR. WUELLNER: Yeah.

12 MR. GORMAN: -- the basic idea for an

13 intermodal transport facility?

14 MR. WUELLNER: It's shaded, but it does --

15 yeah, it's in that area where you are right now.

16 MR. GORMAN: But the key -- there's two key

17 issues. The TPO wants some kind of a feedback

18 from this board about are you thinking about

19 intermodal or no.

20 This road here allows this runway still to be
21 built, but again, you've got to remember that --
22 and I want each of you board members to take a
23 look and see how many lots we are missing in this
24 area, because it is really a -- it looks like a
25 quilt. That -- that's it.

1 The other thing I want to discuss -- and I'm
2 just stirring the pot now. I've got lots of
3 people here that are vying for board positions and
4 they need to know this. Here's -- here's a major
5 highway and a major rail -- railway.

6 You know, I cannot personally conceive of the
7 idea of expanding another runway in this area and
8 putting I'm told the tower -- moving the tower
9 from here to here so it can encompass both areas
10 and actually having a major highway and a rail run
11 through the airport.

12 My own conception doesn't include that. Now,
13 maybe I'm wrong, but I would like the other board
14 members to reflect that this 10-year plan as
15 stated does cover that and does include this
16 airport having a rail -- a choo choo train and a
17 highway through the middle of it. And I would
18 really like to just, especially these people are
19 that are going to be coming onto the board reflect

20 on that.

21 Again, patchwork quilt, the railway and the

22 highway and the -- this board's recommendation

23 that we not do eminent domain, what does happen to

24 these? Of course there's much less housing in

25 here. These are all just issues I wanted to bring

1 up. And it's kind of the end of the board
2 meeting, so we can come back to those later,
3 but --

4 MR. GEORGE: Are you suggesting we do a
5 workshop?

6 MR. GORMAN: Well, I'm telling you what, I
7 don't think the 10-year plan as we have it will
8 work. And if you wanted to have a workshop on
9 that, certainly would probably be apropos to be
10 able to discuss what to really do.

11 And I think that it would -- if the workshop
12 can include these board members that are running
13 for the position of board, they need to know these
14 things. They really do. I just think that's --
15 that's some issues that are going to come up that
16 they need -- they don't need to be slapped with
17 later.

18 CHAIRMAN GREEN: It can include, you know,
19 public, whatever. And I have -- since you put it

20 on cal -- there's a number of people that were
21 interested in the discussion, too. So I don't see
22 why you couldn't do that. Because you're right,
23 there a lot of issues. I'm not sure we could
24 tackle those today.

25 MR. GORMAN: I just -- this is just what I

1 wanted to do. In other words, let's just stir the
2 pot once, get -- you know.

3 CHAIRMAN GREEN: Okay.

4 MR. GORMAN: But that is -- those are issues
5 that, with this 10-year plan, I just don't see --
6 going forward, in other words, this is almost --
7 this 10-year plan is almost a place marker as --
8 as designed. But to me, it's not a doable plan.

9 CHAIRMAN GREEN: Would you be interested --
10 then you want to set a date for our workshop at
11 the end of the meeting when we do our other one?

12 MR. GORMAN: Well, we're going to be here
13 for -- yes, we're going to have to do something
14 about it. I -- it's not -- this isn't something
15 that we need to decide right away --

16 CHAIRMAN GREEN: No.

17 MR. GORMAN: -- but it's something that we
18 certainly need to work on continuously.

19 CHAIRMAN GREEN: Well, it doesn't mean we

20 have to set it next week. We could set it in

21 December or whatever.

22 MR. GORMAN: Certainly.

23 CHAIRMAN GREEN: Yeah. Okay. We can do

24 that. Especially I know the people that had

25 comments on it are -- well, Reba left, but they're

1 all here. So we can do that at the end if you
2 want. Is that all right?

3 MR. GEORGE: If you want to hear their
4 comments.

5 CHAIRMAN GREEN: Yeah, that's what I'm
6 saying.

7 MR. GORMAN: I would love to.

8 CHAIRMAN GREEN: Okay. Michael, did you want
9 to comment on it?

10 MR. SLINGLUFF: No comment.

11 CHAIRMAN GREEN: Jim?

12 MR. WERTER: I understand that that side -- I
13 was always of the opinion that U.S. 1 was never
14 going to move.

15 (Noise interruption.)

16 MR. WERTER: This is a test of the National
17 Broadcasting.

18 CHAIRMAN GREEN: Time's up.

19 MR. WERTER: At any rate, the tri-modal idea

20 has been going over very big in people I've been

21 talking to.

22 The other idea of the air -- the industrial

23 park, which doesn't require runway, you know,

24 aircraft engine servicing, things we talked about

25 in the past, those are the more pragmatic

1 practical uses of that property. Not a second --

2 not a bifurcated airport.

3 CHAIRMAN GREEN: Thanks. Joe, did you have?

4 MR. LOPINTO: I'll just wait for the

5 workshop.

6 CHAIRMAN GREEN: Okay. Think it's a good

7 idea?

8 MR. LOPINTO: Yes.

9 CHAIRMAN GREEN: Okay. Reba. Yeah, just a

10 second. Herb, did you want to?

11 MR. RIPPE: I -- I'll wait for the workshop.

12 CHAIRMAN GREEN: Okay. Go ahead.

13 MR. YOUMAN: Carl Youman, 132 Turtle Cove

14 Court. I just thought I had to make a comment,

15 because I have to stand up so everybody can see

16 me.

17 MR. GEORGE: Thank you.

18 MR. YOUMAN: That U.S. 1 and the rail,

19 that's -- if you spend a lot of money, that's not

20 insurmountable. There -- there's roads and trains
21 going through airports right now around the United
22 States, except they're underground or they're
23 funneled in deep weld. There's a lot of
24 obstacles. That's all I have to say. And I can
25 bring it up at the workshop. Thank you.

1 CHAIRMAN GREEN: Thanks, Carl. Okay. Any
2 other board comment? We'll just get your
3 calendar --

4 MR. GEORGE: One other comment. Ed has
5 contacted Nick Sacia, you know, and his latest
6 letter says that the final report will be in the
7 December meeting of the county to let us know what
8 they've decided on the outcome of the industrial
9 park. Okay.

10 Our industrial site is included in that
11 analysis, and I don't know whether that's going to
12 contain -- you know, that this is the one we're
13 going to go with or we're going to go with another
14 one.

15 MR. GORMAN: It's certainly something that --
16 to have at the workshop.

17 MR. GEORGE: But that information, before we
18 decide what we're going to do with that area over
19 there, that information --

20 CHAIRMAN GREEN: Probably set it sometime

21 after the December.

22 MR. GEORGE: Yeah. How -- how much

23 difficulty, Ed, is it in selling land that we have

24 used federal funds or anybody's funds to augment

25 the purchase of those over the years?

1 Because I know that one of the things was
2 that an industrial park, people wanted to buy like
3 nine acres, ten acres, eight acres to build their
4 facilities. And I was under the impression or
5 still am under the impression that if we purchased
6 that land with federal funds, we'd have to pay the
7 federal funds back to be able to sell it. Is that
8 correct?

9 MR. WUELLNER: The answer is, it depends.

10 MR. GEORGE: Okay.

11 MR. WUELLNER: I know. You expect that kind
12 of answer out of me. But it depends on what --
13 for what purpose the land was originally acquired.
14 In almost -- I think in all of this case, all of
15 this property was matched with Florida DOT money,
16 so there -- there is no federal money involved.

17 MR. GEORGE: Okay. All right.

18 MR. WUELLNER: So that does greatly simplify
19 the process. We would have to gain FDOT

20 concurrence in your desire to dispose of the
21 property. In other words, you're going to have to
22 make some declaration it is surplus to the
23 airport's needs.
24 FDOT would then make some determination as to
25 what the consequences were of it and whether we

1 repay the grant funds in their entirety back to
2 DOT, whether DOT accepts that you can build
3 something in replacement of that -- in other
4 words, they kind of convert the grant to a
5 different project. You don't get any more money,
6 but you -- the grant conditions go to something
7 else.

8 MR. GEORGE: Okay. All right.

9 MR. WUELLNER: So that's a possibility.

10 MR. GEORGE: But there's a possibility. It's
11 just trying to get into it --

12 MR. WUELLNER: There's always the
13 possibility. But it's -- keep in mind, it --
14 it's -- you'd be sending an interesting message to
15 DOT when you're approaching them for additional
16 funds for land acquisition if you were to need
17 that later on somewhere else. You're certainly
18 not going to get their participation in
19 repurchasing property, if that were an area you

20 wanted to buy later again.

21 MR. GEORGE: Okay.

22 CHAIRMAN GREEN: Okay.

23 MR. WUELLNER: But it could be explored.

24 CHAIRMAN GREEN: Then we'll set that -- after

25 the December Nick Sacia's thing, would be a good

1 idea.

2 MR. GEORGE: Right.

3 CHAIRMAN GREEN: Okay. That's our last
4 agenda item. Now we're at housekeeping.

5 HOUSEKEEPING

6 MR. WUELLNER: If I can get through the
7 slides. There you go. Just wanted to make you
8 aware that Craig Air moved back up to two flights
9 a week starting this coming week. They had been
10 in October once a week. And --

11 (Noise interruption.)

12 MR. WUELLNER: We're going to figure it out.

13 We'll figure it out, but we don't know what it is.

14 I wanted to welcome a couple of students here
15 from Nease High School who -- part of their -- I
16 don't know that I have the name of the curriculum
17 quite right here, but video production.

18 NEASE STUDENT: TV production.

19 MR. WUELLNER: TV production.

20 NEASE STUDENT: Same thing.

21 MR. WUELLNER: But they're going to begin

22 videotaping our -- our meetings for us and will

23 reduce that as part of their class to -- to a

24 broadcast that can eventually be taken over and

25 used on the Government TV, if that's your desire.

1 But we thank for them being here tonight and
2 taking care of that for us, and look forward to a
3 long relationship with our group. That's one of
4 the career academies at the high schools. Very
5 similar to the Aerospace Academy, those of you
6 that are -- that's it.

7 CHAIRMAN GREEN: Okay. I have public
8 comment. Andrew?

9 PUBLIC COMMENT

10 MR. HOLESKO: I just wanted to say thank you
11 for reselecting us.

12 It's been an unbelievably fast five years.
13 It's absolutely our pleasure to be working with
14 staff and the Authority members and frankly the
15 aviation community here in St. Augustine. I
16 know -- I don't live far across the river, but I
17 get to do a lot of input here with you and just
18 want to say thanks again. It is our pleasure
19 working with you. Thanks.

20 (Noise interruption.)

21 CHAIRMAN GREEN: Herb, did you want any?

22 He's gone. Joe, did you have any public comment?

23 MR. LOPINTO: I'd like to address my comment

24 to the Chair.

25 In the October 14th edition of the

1 St. Augustine Record, there was an editorial which
2 included a statement that implied favoring or
3 endorsing of candidates by the Chair of the
4 Airport Authority.

5 I would like to publicly thank the Chair for
6 sending a letter to The Record clarifying her
7 position that she has not, quote, publicly
8 endorsed either candidate for this office, end
9 quote. And for the record, to this date, this
10 letter has not been published.

11 CHAIRMAN GREEN: And as you saw when Peter
12 was here, I questioned him on that and he gave me
13 his card and I will forward the -- my editorial to
14 Peter directly at The Record and he will take care
15 of it.

16 MR. LOPINTO: I'm sorry. Peter?

17 MR. WUELLNER: Guinta.

18 MR. GEORGE: Peter Guinta.

19 MR. WUELLNER: From The Record.

20 MR. LOPINTO: Oh, okay. Thank you.

21 CHAIRMAN GREEN: Jim's not here. Vic?

22 MR. WUELLNER: He's gone, too.

23 CHAIRMAN GREEN: Okay. That's all the public

24 comment I have.

25 AUTHORITY MEMBER COMMENTS

1 CHAIRMAN GREEN: Authority members. Kelly,
2 anything?

3 MS. BARRERA: I'm excited about the
4 progression that the Airport Authority is taking
5 working with the local high schools, with the
6 Nease video team, the Aerospace Academy and
7 possibly working with the Ponte Vedra High School
8 marketing academy.

9 I like to see these win-win situations occur,
10 and I think they're good for the airport, they're
11 good for the community, and they're good for the
12 schools. So I'm very excited about that.

13 I think that when we're looking at scheduling
14 these workshops, I think that it would be a good
15 idea to schedule them at the same time, because
16 you're both talking about land use and I think the
17 subject's the same. I think for everybody's time
18 commitment, to try to really nail it down in one
19 day would be my preference.

20 CHAIRMAN GREEN: The only problem with that
21 is you wanted to wait till December for that to
22 come out with -- from Nick, and I know the south
23 development, you wanted to move as soon as
24 possible.

25 MS. BARRERA: True.

1 CHAIRMAN GREEN: That's the only question I
2 have.

3 MS. BARRERA: Good point.

4 MR. GEORGE: Well, I think that we can get an
5 update from what the final report is going to say,
6 what they're going to recommend, and we can have
7 that earlier.

8 It's just we're getting into a whole
9 discussion of -- of this land use, which is going
10 to lead to a discussion of whether that runway
11 that we depicted in the master plan is actually
12 even worth going after, which is giving us a -- a
13 plan direction that, you know, everybody has an
14 input. I don't see a problem in doing it before
15 December. Do you?

16 MR. GORMAN: It would be nice if we could
17 have that information. That would be fine.

18 MS. BARRERA: No decision's going to be made
19 at the workshop.

20 CHAIRMAN GREEN: No, no.

21 MS. BARRERA: It's just discussion.

22 MR. GEORGE: Right.

23 MS. BARRERA: Ed, do you -- would you have

24 any -- any concerns about trying to combine the

25 two of them? From your standpoint, would staff be

1 comfortable with that?

2 MR. WUELLNER: That's fine. Fine by us.

3 CHAIRMAN GREEN: Okay. All right. We'll set
4 it after our comments. Is that it, Kelly?

5 MS. BARRERA: That's my comments, yes.

6 CHAIRMAN GREEN: Okay. Jack?

7 MR. GORMAN: No. I think we're moving in the
8 right direction here in planning. I agree with
9 Mr. George that I would like to see kind of a big
10 picture and take our time and discuss things. We
11 don't need to be building something every second.
12 I mean, that's my take on things.

13 I also need to throw this in real quickly.
14 We really need to think about replacing some of
15 those old hangars when we're talking about
16 building new ones.

17 CHAIRMAN GREEN: The ones that are
18 uninsurable?

19 MR. GORMAN: The ones that are junk. They

20 are pure junk.

21 CHAIRMAN GREEN: Okay. Thanks. Buzz?

22 MR. GEORGE: I apologize to the board if I

23 misinterpreted the comments of the last five

24 meetings or four meetings, that we were going to

25 have an input on this southern area.

1 But I feel so strongly about it and I thought
2 that I had mentioned it so much, that I -- I'm
3 very pleased with the thought that we're doing a
4 workshop so we can all get all the options on the
5 table.

6 I'm also very pleased about the effort that
7 the staff has done in PR and working with our
8 neighbors. We've got a good rapport established
9 with it, and we will continue to pursue it. I
10 think the -- the staff ought to be commended on
11 their efforts of what's happened there.

12 Ed brought up the second flight to the
13 Bahamas by Craig Air, and I just want to
14 reiterate, because you guys look to me to be the
15 financial watchdog, that we approved the use of
16 that hangar for 90 days for us to continue to try
17 to find someone. We're past that 90 days.

18 I don't think that there's a board member
19 here that wouldn't agree that if we had commercial

20 service, it would be a plus to the county, a plus

21 to the residents of the county and we need to --

22 to pursue it.

23 We've got a lot of things happening with the

24 economy now, and I just think that all the board

25 members ought to be in agreement to extend that 90

1 days, you know, maybe up until the budget period
2 next year, because it's going to be a while for
3 this economy to flip out.

4 But if oil keeps staying at \$70, then maybe
5 the airlines won't reduce their prices they've
6 already upped them for, and it will become viable
7 for us to do something. But -- and I don't know
8 if we need to put that as an action item for the
9 next time or we can discuss it now.

10 CHAIRMAN GREEN: I don't think we need an
11 action item. I know I've discussed it with Ed
12 about still searching potential commercial service
13 and it's -- it's out there. I mean, there are
14 discussions, no question.

15 MR. GEORGE: Right. Uh-huh.

16 CHAIRMAN GREEN: I don't think there's any
17 reason --

18 MR. GEORGE: But we had given him 90 days,
19 and I just wanted to give him that extension --

20 CHAIRMAN GREEN: Sure.

21 MR. GEORGE: -- you know, to the next budget

22 period --

23 CHAIRMAN GREEN: Jack, Kelly --

24 MR. GEORGE: -- and readdress it then.

25 CHAIRMAN GREEN: -- any problem with that?

1 MS. BARRERA: I don't have any problem with
2 it. I think that we should probably extend the
3 use of it right now to those groups that
4 Mr. Lopinto brought up that would like to come to
5 our airport and need a place to meet, if that's
6 possible to utilize it.

7 MR. WUELLNER: It's available, yeah.

8 MS. BARRERA: Because there is needs for a
9 public use facility. And also extend it to the
10 Coast Guard Auxiliary. So that we can be getting
11 dual use out of it even further, holding it for
12 use for commercial service and utilizing it for
13 the public --

14 MR. GEORGE: That's a good idea.

15 MS. BARRERA: -- different activities.

16 CHAIRMAN GREEN: Excellent. Anything else,
17 Buzz?

18 MR. GEORGE: No, that's all.

19 CHAIRMAN GREEN: Okay. I do have -- on my

20 discussions, we had -- at our two board meetings
21 ago, I think when we did the evaluation of our
22 executive director, we had discussed that we were
23 going to put in place or discuss some type of
24 incentive in lieu of just bonus -- I mean, not
25 bonuses, but in lieu of raises all the time. And

1 Mr. Lopinto very nicely sent me some information,
2 two pages of different ideas, different criteria
3 to look at, some web sites to look at.

4 I think it's going to be -- I'd like to spend
5 some time on it. This has been a lengthy meeting.
6 But I want to ask the board members for homework.
7 I will forward, Joe, with your approval this
8 e-mail to the board members.

9 I'd like the board members to look at this,
10 do the homework and next meeting, come in with,
11 these are the criteria we want. We make a
12 decision and we get the incentives done the
13 November meeting. So -- and not come in here and
14 say, well, let's discuss it for an hour or two.

15 There's some good information in here and web
16 links and what have you. And also what other
17 airports are doing as far as design for the
18 incentives. Because I don't want to waste any
19 time. I think we all as a board discussed we

20 wanted to do this before the end of the year.

21 Does that sound all right?

22 MR. GEORGE: I think -- in my opinion, I
23 think this came about because in his contract, we
24 talked about, you know, the potential of bonus.

25 CHAIRMAN GREEN: Right.

1 MR. GEORGE: And it all started about
2 defining what the criteria was for that. And if
3 you want to put it into another plan that
4 Mr. Lopinto's come up with, that's -- that's fine.

5 CHAIRMAN GREEN: It's not really a plan. He
6 came up with different ideas of how to approach
7 it.

8 MR. GEORGE: Okay. Fine. I'd love to see
9 them.

10 CHAIRMAN GREEN: And different web links and
11 very good information. I've gone on a couple of
12 them, and it gives you a good design as to, all
13 right, how do we structure this bonus. Because
14 like -- like Joe was saying at some of these, do
15 we make widgets? No, we don't. Are we a service
16 entity? Kind of. I mean, so you can -- you can
17 gauge your bonus structure to --

18 MR. GEORGE: But one of the things that we
19 had talked about originally that we want to keep

20 in mind there when you're doing your homework is
21 if we can increase the rent because a project was
22 done 30 days earlier, that's revenue. That's
23 going right to the bottom line.

24 CHAIRMAN GREEN: Uh-huh.

25 MR. GEORGE: You know, if we can -- rather

1 than having the costs that have been just --
2 admittedly just gradually going up, if we can
3 contain those costs, you know, that's where you're
4 going to get the 5 percent money for the
5 environmental study, you know, the 50 percent for
6 pavement analysis and something like that. And we
7 need to start thinking that in the year 2010, we
8 don't have \$4 million coming in here to handle
9 these projects.

10 CHAIRMAN GREEN: Well, that's what it deals
11 with a lot -- or the bonus is financially only.
12 Maybe not -- nonfinancial. Of course cost
13 cutting. How about, well, how are we doing on
14 public relations?

15 MR. GEORGE: Yeah.

16 CHAIRMAN GREEN: Economic development. So I
17 think all of those are really good points in here.

18 MR. GEORGE: Well, it also emphasizes, from
19 the board's standpoint to the executive director

20 and staff these are the things that are important

21 to us.

22 CHAIRMAN GREEN: What we're interested in.

23 And that will give the executive director

24 direction, okay, this is what the board wants me

25 to focus on. Is that okay with everybody? I

1 don't want it to languish. I want to finish this
2 at the next meeting, all right? And I will send
3 this all -- I will send it to --

4 MR. GEORGE: Do you have my input?

5 CHAIRMAN GREEN: I'm going to send it to you
6 by e-mail.

7 MR. GEORGE: Okay. That's fine.

8 CHAIRMAN GREEN: Yeah. I'll have Cindy --
9 I'll send it to Cindy in the morning. I just have
10 a hard copy here. I'll send it over.

11 MR. GEORGE: No, I had given you input two
12 months ago about it. I just want to make sure you
13 had those, because those were specific targets
14 of --

15 CHAIRMAN GREEN: No, I don't.

16 MR. GEORGE: Okay.

17 CHAIRMAN GREEN: Do you still have it?

18 MR. GEORGE: I will get it to you by e-mail.

19 CHAIRMAN GREEN: Anyway, that's -- I just

20 want to put that in the next meeting.

21 MS. BARRERA: You mean get it to Ed or Cindy.

22 CHAIRMAN GREEN: Yeah.

23 MR. GEORGE: I did.

24 MS. BARRERA: Okay. Then they can forward

25 it, re-forward it.

1 CHAIRMAN GREEN: Well, if you can send it
2 again. Cindy said she didn't have it.

3 MR. GEORGE: Fine.

4 CHAIRMAN GREEN: Okay. Oh, and I want to
5 wish all the candidates best of luck. Carl, best
6 of luck. Herb, Joe, and Jim left. It's a great
7 board, as you know, you've been in these meetings
8 for a while. And that's one of the things I said
9 in that editorial.

10 It's really been a pleasure serving for eight
11 years and I commend people for wanting to come in
12 and give their time and service to the community.
13 So I wish y'all luck because it will be over when
14 we come back.

15 MR. GEORGE: When somebody wins, don't
16 complain about you didn't know it was like this.

17 NEXT MEETING

18 CHAIRMAN GREEN: Okay. Our next meeting,
19 which will be November 17th at 4:00, but we do

20 need to set the workshop. We have -- did we

21 decide we want to do both at the same time?

22 MR. GEORGE: Yeah --

23 MR. WUELLNER: Fine with me.

24 MR. GEORGE: -- I -- I vote for both at the

25 same time.

1 CHAIRMAN GREEN: Okay. When do you want
2 that, guys?

3 MR. WUELLNER: Make a longer day out of it on
4 the 17th, or do you want to do something
5 different?

6 CHAIRMAN GREEN: Kind of like the 17th is
7 when I have --

8 MR. WUELLNER: Oh --

9 CHAIRMAN GREEN: Well, you can, but that's
10 when I have city council. They moved that one
11 day, remember, Ed?

12 MR. WUELLNER: Week before at 10:00?

13 MS. BARRERA: No.

14 MR. GEORGE: November 3rd?

15 MS. BARRERA: 3rd's good.

16 CHAIRMAN GREEN: That's a possibility. Jack,
17 are you in town?

18 MR. GORMAN: I've got to take a look. Let me
19 get my little --

20 CHAIRMAN GREEN: Yeah, it's your input.

21 MR. GORMAN: I wish I had a regular calendar

22 without this little --

23 CHAIRMAN GREEN: I do.

24 MR. GEORGE: Be able to see his calendar.

25 Monday, November 3rd is not good for me.

1 MR. WUELLNER: No.

2 (Noise interruption.)

3 MR. GEORGE: Do we want to stick to a Monday?

4 MR. WUELLNER: I don't care. We don't care.

5 MS. BARRERA: I'm fine.

6 MR. GORMAN: I would certainly prefer not to
7 have a Monday because Mondays -- I hate to do
8 that, but it's not --

9 MS. BARRERA: How about a Tuesday?

10 MR. WUELLNER: 11th is a holiday.

11 MS. BARRERA: Yeah, not the 11th.

12 CHAIRMAN GREEN: The election day is the one
13 before that.

14 MR. WUELLNER: The 4th is --

15 MS. BARRERA: The 4th is election day.

16 CHAIRMAN GREEN: That's the problem. They
17 moved my city council meeting to a Monday.

18 MR. GEORGE: That's what? The 4th, you can't
19 do it?

20 CHAIRMAN GREEN: No, that's -- a lot of
21 meetings are canceled because it's election day
22 and then --

23 MR. GEORGE: Oh, that's right. Okay.

24 MR. GORMAN: November 4th. I hate to do it
25 to you, but Mondays are --

1 CHAIRMAN GREEN: I'm open. Pick another day.

2 MR. GORMAN: Pick another one. Someone else
3 pick.

4 MS. BARRERA: How about the 5th?

5 MR. WUELLNER: We've got intergovernmental
6 here at 3:00, if you can schedule around it.

7 MS. BARRERA: Yeah, you'll already be here.

8 MR. GORMAN: 5th is fine for me, I mean.

9 CHAIRMAN GREEN: How long do they usually
10 last?

11 MR. GORMAN: About 45 minutes.

12 CHAIRMAN GREEN: Oh, okay. So you could do
13 it at 4:00.

14 MR. GEORGE: Yeah. Sounds good.

15 MS. BARRERA: I would be good for that.

16 CHAIRMAN GREEN: Can I see my --

17 MR. GORMAN: No.

18 CHAIRMAN GREEN: Wednesday the 5th.

19 MR. WUELLNER: Starting at 4:00 and we'll --

20 CHAIRMAN GREEN: Did everyone get that? I

21 know Carl and Herb and Joe, so it's the 5th of

22 November at 4:00, anyone who wants to attend.

23 That will be a --

24 COMMISSIONER SANCHEZ: I'll be here anyway

25 for intergovernmental.

1 CHAIRMAN GREEN: Oh, that's right. So it
2 will be on the south side development where we
3 we'll get a big picture to see everything and then
4 the west side discussion.

5 Okay. All right. Okay, guys. Thank you so
6 much for your patience. We got a lot done. I
7 appreciate it. Have a nice evening. Meeting's
8 adjourned.

9 (Meeting adjourned at 6:48 p.m.)

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1 REPORTER'S CERTIFICATE

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3 STATE OF FLORIDA)

4 COUNTY OF ST. JOHNS)

5

6 I, JANET M. BEASON, RPR-CP, RMR, CRR, FPR,

7 certify that I was authorized to and did

8 stenographically report the foregoing proceedings

9 and that the transcript is a true record of my

10 stenographic notes.

11

12 Dated this 10th day of November, 2008.

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JANET M. BEASON, RPR-CP, RMR, CRR, FPR

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